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1.0 SUMMARY

At the request and authorization of the City of Freeport, Fehr-Graham & Associates has completed a Phase I Environmental Site Assessment (ESA) on the property located at the northwest corner of Stephenson St. and Henderson Rd., in the City of Freeport, Illinois.

The purpose of this Phase I ESA is to identify, to the extent feasible, recognized environmental conditions in connection with the property that may be potential sources of environmental risk or liability. This assessment has been performed in general accordance with ASTM E-1527-00 and applicable portions of the Environmental Protection Act, Section 22.2.

Based on the results of the record searches, site investigation, environmental database search, survey of physical features and historical data, and interviews, this assessment has revealed the following recognized environmental conditions on the subject property:

- Several bulk oil plants were historically identified on the eastern portion of the subject property along Henderson Road.
- A bulk oil plant was historically identified on what appeared to be at least a portion of the westernmost parcel of the subject property.
- A mattress factory was historically identified on the westernmost parcel of the subject property.
- An underground storage tank was identified at 114 N. Henderson, which is part of the subject property.
- An underground storage tank was identified as Rip Track Toolhouse, but was unmapped. It is assumed that this is on the subject property.

The following recognized environmental conditions were evidenced on surrounding properties:

- A bulk oil plant was historically identified on a property along Henderson Rd. that is bordered on the north, south and west by the subject property.
- A Carbon Paint Company was historically identified on the property adjacent to the westernmost portion of the subject property.

Surrounding Properties

Database (s)	Site Name (s)	Address	Distance and Direction
UST	United Parcel Service	100-103 N. Commercial	0.06 mi. WSW
SWF-Landfill	[REDACTED]	[REDACTED]	0.13 mi. WSW
SWF-Illegal Dump	Freeport Auto Parts	530 N. Henderson	0.38 mi. NNE
LUST	Bennett & Hoeffler	407 E. Stephenson St.	0.07 mi. S
UST, LUST	Bowen Oil Co.	511 E. Stephenson St.	0.11 mi. ESE
UST	[REDACTED]	[REDACTED]	0.10 mi. ESE

2.0 INTRODUCTION

2.1 Purpose

Fehr-Graham & Associates, Engineering and Science Consultants, has completed a Phase I Environmental Site Assessment (ESA) on the property from the northern right-of-way of Stephenson Street, north to the city corporate limit; and from Henderson Road to the east bank of the Pecatonica River, excluding that portion owned by Patterson Lumber Co., in the northeast portion of the City of Freeport. This assessment was performed at the request and authorization of the City of Freeport.

The purpose of this Phase I ESA is to identify, to the extent feasible, recognized environmental conditions in connection with the property, which may be potential sources of environmental risk or liability. This assessment has been performed in general accordance with ASTM E-1527-00 guidance documents and applicable portions of the Environmental Protection Act, Section 22.2.

2.2 Detailed Scope of Services

The scope of services for the preparation of this Phase I Environmental Site Assessment included the collection and evaluation of reasonably available information by:

- 1) Conducting site reconnaissance to obtain information indicating the likelihood of recognized environmental conditions in connection with the property;
- 2) Conducting an evaluation of properties in the vicinity of the subject site to identify the likelihood of recognized environmental conditions in connection with the subject property;
- 3) Reviewing *Standard Environmental Record Sources* available through databases record search to identify recognized environmental conditions in connection with the property and general vicinity;
- 4) Requesting any permits and enforcement documents contained in regulatory agency files, which pertain to the subject site;

- 5) Reviewing available historical use sources to develop a history of the previous uses of the property in order to identify the likelihood of past uses having led to recognized environmental conditions in connection with the property;
- 6) Conducting a survey of physical setting sources to assess the impact of potential migration (site geology and hydrology) as related to recognized environmental conditions at the subject site;
- 7) Interviewing key personnel to obtain information pertaining to recognized environmental conditions in connection with the property;

In accordance with the ASTM guidelines for Phase I Environmental Site Assessments, analytical sampling of soils or groundwater was not conducted. The following issues were specifically not addressed during the site investigation, nor included within this assessment: asbestos, radon gas, lead-based paints, lead in drinking water, and electromagnetic fields. In addition, a title deed search is not included within the scope of work for this assessment; however, a prior title deed search was provided by Mr. John Mitchell, attorney, and is referenced later in this report.

2.3 Significant Assumptions

In some instances, it is necessary to make certain assumptions in regard to a piece of property in order to draw conclusions about conditions found on the property. It is important to be aware of any significant assumptions made in relation to the subject property when reviewing the environmental professional's assessment of the property. No significant assumptions were made in the preparation of this Phase I.

2.4 Limitations and Exceptions

Inevitably, there are cases where a property possesses limitations that do not allow the environmental professional to accurately or confidently assess past or present environmental impacts to the site. In addition, there are times when certain exceptions must be made in order to continue with the assessment process. These limitations and exceptions can directly affect a Phase I ESA. Access to the property was not requested of CMC Heartland at the advice of the City of Freeport, so the site reconnaissance portion of the investigation was conducted from the bordering streets. This prevented a thorough physical inspection of the site.

2.5 Special Terms and Conditions

Consideration must be given to any special terms and conditions unique to a particular Phase I ESA. Freedom of Information Act (FOIA) requests have been submitted to local and state agencies requesting documentation relating to the environmental history of the site. Agency responses to such requests are often backlogged; therefore any pertinent information that becomes available will be forwarded as a supplement to this document. Additionally, the findings of this report are based on our document reviews, site observations, interviews, and other sources of information as set forth in this report. No testing or invasive search was conducted.

2.6 User Reliance

Fehr-Graham & Associates does not warrant or guarantee the environmental conditions of the site or warrant the Client's ability to assert a defense under the Comprehensive Environmental Response, Compensation and Liability Act of 1980 (CERCLA) or any comparable state or local law.

Documents and data provided by the Client, designated representatives of the Client, or other interested parties, and consulted in the preparation of this Report, have been reviewed and may be referenced herein, with the understanding that Fehr-Graham & Associates assumes no responsibility or liability for their accuracy.

This Report has been prepared for the exclusive use of the City of Freeport. No other party shall have any right to rely on any service provided by Fehr-Graham & Associates without prior written consent.

3.0 SITE DESCRIPTION

3.1 Location and Legal Description

The subject site is located on the northwest corner of Stephenson St. and Henderson Rd., and is found in the northeastern portion of the City of Freeport, Stephenson County, Illinois. A site location map is presented as Exhibit 1, and a legal description is included as Exhibit 2. Due to the odd shape of the site, a copy of a 1995 Sidwell Map with the subject property outlined is included as a Site Layout Map in Exhibit 3 of this document.

3.2 Site and Vicinity General Characteristics

The subject site contains several abandoned buildings and the remains of several foundations. It consists of fairly level terrain that is quite overgrown with weeds and brush. The subject property exists along the west side of Henderson Road from Stephenson St., north to the city corporate limit. It extends west to property owned by Patterson Lumber, which ceased business in 2001. The property extends further to the west of Patterson Lumber to the east bank of the Pecatonica River. The site is surrounded by both residential and commercial properties, including several gas stations and service stations.

3.3 Current Use of the Property

The site is currently abandoned railroad property. All former tracks and rails have been removed.

3.4 Descriptions of Structures on the Site

As previously stated, there are several abandoned buildings on the subject site. The remains of a steel building observed on the northern portion of the property along Henderson Road. An abandoned concrete block building that served as a service station is found on the southernmost portion along Henderson Road. There are the remains of several concrete foundations scattered throughout the property to the east side of the former railroad tracks. As previously stated, access to the subject site was not obtained, so the interior of the buildings and other structures could not be inspected. The portion of the property west of Patterson Lumber appeared to be undeveloped from the vantage point that was available.

3.5 Current Uses of Adjoining Properties

The following table shows the adjacent properties and their uses:

Direction from Subject Site	Apparent Use of the Property
North	Residential
South	Gas Station, Service Station
West	Pecatonica River, Patterson Lumber Co.
East	Residential, Warehouses, Abandoned Gas Station, Plastic Factory

4.0 USER PROVIDED INFORMATION

4.1 Title Records

Reasonably ascertainable recorded land title records are typically checked by the user to evidence records of fee ownership, leases, land contracts, easements, liens, and other encumbrances on or of the property. A prior title deed search was provided by John Mitchell, an attorney who has done historical research on the subject property for the City of Freeport. This information is included in Exhibit 4 of this document.

4.2 Environmental Liens or Activity and Use Limitations

An environmental lien is a charge, security, or encumbrance upon title to a property to secure the payment of a cost, damage, debt, obligation, or duty arising out of response actions, cleanup, or other remediation of hazardous substances or petroleum products upon a property. An activity and use limitation is a legal or physical restriction or limitation on the use of, or access to, a site or facility to either reduce or eliminate potential exposure to hazardous substances in the soil or ground water on the property, or to prevent activities that could interfere with the effectiveness of a response action, in order to ensure maintenance of a condition of no significant risk to public health or the environment. Ms. Sarah Griffin, Corporation Counsel for the City of Freeport, indicated in a written interview of having no knowledge of any environmental liens or activity and use limitations against the subject property. Copies of Ms. Griffin's questionnaire and associated cover letters are included in Exhibit 5 of this document.

4.3 Specialized Knowledge

In some cases, specialized knowledge of a site or experience with a particular operation may be material to recognized environmental conditions in connection with the property. Ms. Griffin was not aware of any relevant specialized knowledge or experience in relation to the subject property.

4.4 Valuation Reduction for Environmental Issues

If the purchase price of the subject property is significantly less than the purchase price of comparable properties, it is the responsibility of the user of a Phase I ESA to identify an explanation for the lower price and to make a written record of it. Ms. Griffin indicated in a written interview that she was unaware of whether the purchase price was or was not significantly lower than comparable properties.

4.5 Owner, Property Manager, and Occupant Information

The property is currently vacant; therefore no occupant interviews were conducted. Similarly, the owner of the property, CMC Heartland, was not contacted for an owner interview, based on advice from the City of Freeport.

4.6 Reason For Performing Phase I

The reason for performing the Phase I ESA was to ascertain environmental conditions existing at the site that may be cause for concern of public safety, health and welfare of the citizens of Freeport, since the site is not secured by fencing.

5.0 RECORDS REVIEW

5.1 Standard Environmental Record Sources

ASTM Standards indicate the following standard environmental record sources shall be reviewed:

1. Federal NPL site list
2. Federal CERCLIS list
3. Federal CERCLIS NFRAP site list
4. Federal RCRA CORRACTS facilities list
5. Federal RCRA non-CORRACTS TSD facilities list
6. Federal RCRA generators list
7. Federal ERNS list
8. State lists of hazardous waste sites identified for investigation or remediation (State equivalent NPL, State equivalent CERCLIS)
9. State landfill and/or solid waste disposal site lists
10. State leaking UST lists
11. State registered UST lists

EcoSearch Environmental Resources, Inc. is an Indianapolis, Indiana-based Company that provides regulatory database searches. Those sites located within the search radii, with reported or suspected environmentally sensitive issues, have the potential to adversely impact the subject site. The direct potential for adverse environmental impact generally arises from subsurface migration of contamination from these sites into the soils of, or groundwater flowing beneath, the subject site. In addition, there is a potential indirect adverse impact from negative perceptions associated with the proximity to a contaminated site, which may affect the fair market value of the property. EcoSearch provides a maps section that provides a clear visual presentation of the site and surrounding mapped sites and detailed data about each mapped site. The report meets the government records search requirements, including minimum search distances of ASTM Standard Practice for Environmental Site Assessments, E-1527-00.

The EcoSearch is comprised of seven sections:

1. Database Descriptions
2. Statistical Overview
3. Detailed Maps of the Subject Site and Surrounding Area
4. Summary of Map Findings
5. Detailed Data on Each Database That Recorded a Hit
6. Unmappable Sites
7. Glossary/Acronyms

The Eco-Search report for this site is 103 pages long. So, in the interest of space, only the summary sections are included as Exhibit 6 of this document. The entire report is kept in the file at Fehr-Graham & Associates. Eco-Search updates its databases on a monthly or quarterly basis, depending on the release of each related government listing. The latest update for each specific database reviewed is identified in pages 3 through 8 of Exhibit 6 of this document.

The Eco-Search report indicated several facilities that possess recognized or potential environmentally sensitive conditions, or conduct activities that have inherent environmental liabilities within the searched area, including the subject site. The report indicated the following sites with recognized or potential environmental conditions:

CERCLA (Active) sites are sites that are currently being investigated or an investigation has been completed regarding the release of hazardous substances. The subject site is not included on the list; however three active sites were recorded within 1 mile of the subject property:

Site Name	Address	Distance and Direction
Burgess Inc.	Foot of Exchange Street	0.24 mi. WSW
Rawleigh Building	223 Main St.	0.31 mi. WSW
Bordner Manufacturing Co.	101 South Louis	0.62 mi. ESE

CERCLA (NFRAP) sites have been reclassified as No Further Remedial Action Planned by the EPA as part of the Brownfields Redevelopment Program. These sites have been delisted because a lack of significant contamination was found. The subject site is not included on the CERCLA-NFRAP list; however, four sites were recorded within approximately 1 mile of the subject property:

Site Name	Address	Distance and Direction
Sauer-Sundstrand Co.	580 N. Henderson Rd.	0.41 mi. N
Honeywell Micro Switch Div.	21 W. Jackson St.	0.52 mi. SW
Freeport Public Wells	Not Listed	0.87 mi. WNW
Modern Plating Corp Plant II	701-752 Hancock Ave.	0.91 mi SE

RCRA TSD sites are sites that treat, store, dispose, or incinerate hazardous waste. The subject site is not included on the TSD list; however, one site was recorded within approximately 1 mile of the facility:

Site Name	Address	Distance and Direction
Modern Plating Corp.	701 S. Hancock	0.91 mi. SE

RCRA Generator sites are hazardous waste handlers regulated by the U.S. EPA. These include Large and Small Quantity Generators, Transporters, and Notifiers. The subject site is not included on the RCRA Generator list; however, four sites were identified within ¼ mile of the subject site:

Site Name	Address	Distance and Direction	Status
United Parcel Service	100 N. Commercial	0.06 mi. WSW	SQG
CRB Garage	407 E. Stephenson	0.07 mi. S	Notifier
Honeywell, Plant 1	323 E. Stephenson	0.16 mi. SW	LQG
Burgess, Inc.	Food of Exchange St.	0.24 mi. WSW	Notifier

Corrective Action Activity (CORRACTS) sites are sites with RCRA Corrective Action Activity. The subject site is not included on the CORRACTS list; however, three sites were recorded within one mile of the subject site.

Site Name	Address	Distance and Direction
Sauer Sundstrand	580 N. Henderson Rd.	0.41 mi. N
Bordner Mfg. Co.	101 S. Louis Ave.	0.59 mi. E
Modern Plating Corp.	701 S. Hancock	0.84 mi. SE

ERNS is a national database which contains information on specific notification of releases of oil and hazardous substances into the environment. There were three ERNS listings within ½ mile of the subject site:

Location	Distance and Direction	Release
315 E. Stephenson St.	0.17 mi. SW	PCB's released from overheated transformer
300 E. Exchange St.	0.24 mi. WSW	Unknown material leaked from a line
North end of Adams St.	West	Material leaked from transformer – cause unknown

Toxic Release Inventory (TRI) contains information from facilities which manufacture, process, or import any of the over 300 listed toxic chemicals which are released directly into air, water, or land or are transported off-site. The subject site is not in the TRI database; however, six facilities were identified within one mile of the subject site:

Site Name	Address	Distance and Direction
Honeywell Inc/Micro Switch	323 E. Stephenson St.	0.16 mi. SW
Furst-McNess Co.	120 E. Clark St.	0.34 mi. W
Honeywell Inc/Micro Switch	15 E. Spring St.	0.45 mi. SW
Honeywell Inc/Micro Switch	11 W. Spring St.	0.48 mi. SW
Sauer-Sundstrand	580 N. Henderson Rd.	0.66 mi. N
Modern Plating Corp.	701 S. Hancock	0.91 mi. SE

Section Seven Tracking System (SSTS) is a system that tracks the registration of pesticide-producing establishments and tracks the types and amounts of pesticides, active ingredients, and devices which are sold, produced, or distributed annually. The subject site is not listed as a SSTS database; however, two sites were identified within one mile of the subject site:

Site Name	Address	Distance and Direction
Furst-McNess Company	120 E. Clark St.	0.34 mi. W
Stephenson Service Co.	410-502 S. Hancock Ave.	0.73 mi. ESE

The Civil Enforcement Docket (DOCKET) is information on civil and administrative actions filed by the Department of Justice for the USEPA. The subject site is not listed in the DOCKET database; however, three sites were identified within 1 mile of the subject site:

Site Name	Address	Distance and Direction
W.T. Rawleigh Co.	223-225 E. Main St.	0.31 mi. WSW
City of Freeport	230 W. Stephenson St.	0.58 mi. WSW
Modern Plating Corp.	701 S. Hancock Ave.	0.91 mi. SE

The Illinois State Category List (SCL) shows sites of suspected contamination slated for cleanup by the State of Illinois. The subject site was not included on the SCL list; however, two sites were identified within 1 mile of the subject site:

Site Name	Address	Distance and Direction
Burgess, Inc.	Not Listed	0.24 mi. WSW
Modern Plating	Not Listed	0.91 mi. SE

The Illinois Site Remediation Program (SRP) sites database includes sites in Illinois that are in the SRP program, which establishes a voluntary, risk-based system of remediation based on protection of human health and the environment relative to current and future uses of a particular site. The subject site was not on the SRP list; however two sites were identified within one mile of the subject site:

Site Name	Location	Distance and Direction
Advanced Geoservices Corp. (Burgess)	300 E. Exchange St.	0.24 mi. WSW
Parsons Engineering Science, Inc. (Nicor)	216 S. Liberty St.	0.31 mi. SW

The Illinois Solid Waste Facilities (SWF) database lists sites which are regulated for solid waste disposal by the State of Illinois. The subject site was not on the SWF list; however, 12 sites were located within 1 mile of the subject site: (It should be noted that the Freeport Municipal 1 listing is identified in the wrong location on the map. The actual location is on the opposite side of the Pecatonica River).

Site Name	Address	Distance and Direction	Type
[REDACTED]	[REDACTED]	0.13 mi. WSW	Landfill
Micro Switch Plant 1	323 E. Stephenson St.	0.16 mi. SW	Barrel Area
Freeport Municipal 1	Not Listed	0.30 mi. WSW	Landfill
Freeport Auto Parts	530 N. Henderson	0.38 mi. NNE	Illegal Dump, Recycle/Reclaim
Stephenson Co. Farm	118 S. Galena Ave.	0.57 mi. SW	Unknown
Bordner Manufacturing Co	101 S. Louis	0.62 mi. ESE	Barrel Area
[REDACTED]	[REDACTED]	0.66 mi. W	Illegal Dump
Irvin's Motors	700 N. Van Buren	0.66 mi. W	Illegal Dump
Freedom of Residents Association	Rte 75 & Albert St.	0.70 mi. E	Illegal Dump
A&B Auto & Truck Parts	RR1 & IL 75 E	0.83 mi. E	Illegal Dump
Stephenson Service Co.	615 S. Hancock	0.85 mi. SE	Illegal Dump
Modern Plating Corp.	701 S. Hancock	0.91 mi. SE	Landfill Storage

Leaking Underground Storage Tank (LUST) sites are facilities that have reported a release from an underground storage tank and had an incident number assigned by the Illinois Emergency Management Agency (IEMA). The subject site is not included on the LUST list; however, there were 7 sites reported within one-half mile of the subject site:

Site Name	Address	Distance and Direction
United Parcel Service	103 N. Commercial	0.06 mi. WSW
Bennett & Hoeffler	407 E. Stephenson	0.07 mi. S
Bowen Oil Co.	511 Stephenson St.	0.11 mi. ESE
JH Patterson Co.	324 E. Stephenson	0.15 mi. WSW
Burgess Inc.	Exchange St.	0.24 mi. WSW
[REDACTED]	[REDACTED]	0.45 mi. W
Pizza Shack	123 South Chicago Ave.	0.46 mi. SW

Underground Storage Tank (UST) sites are facilities that possess underground storage tanks that are currently or were at one time registered with the Office of the State Fire Marshal. The subject site was included on the UST list, and 11 additional sites were identified within one-quarter mile of the subject site.

Site Name	Address	Distance and Direction	Status
Northern Ag. Service (subject site)	114 N. Henderson	0.06 mi. E	Active
United Parcel Service	103 N. Commercial	0.06 mi. WSW	Active
Vacant	104 N. Commercial	0.06 mi. WSW	Closed
Bennett & Hoeffler	407 E. Stephenson	0.07 mi. S	Closed
		0.10 mi. ESE	Exempt
BOCO/Bowen Oil	511 E. Stephenson	0.11 mi. ESE	Active
JH Patterson	324 E. Stephenson	0.15 mi. SW	Closed
Micro Switch/Honeywell	323 E. Stephenson	0.16 mi. SW	Exempt
Thermos	303 N. Henderson	0.16 mi. NNE	Closed
City of Freeport	641 E. Stephenson	0.20 mi. ESE	Exempt
Empty Lot	206-216 E. Stephenson	0.24 mi. WSW	Exempt
Burgess Inc.	300 E. Exchange	0.24 mi. WSW	Closed

EcoSearch also incorporates unmapped sites into their report. These are sites that have incomplete or incorrect address information on file, thus not allowing them to be properly located. Instead of leaving these potentially important sites out of the report, EcoSearch implements a manual geocoding strategy aimed at plotting these unmappable sites by looking at zip codes, city names, and county names identified with the radius around the study site. Occasionally, the search will still identify several unmappable sites within the search area. The following unmappable site was identified that may represent a potential for environmental concern:

Database	Site Name	Address
UST	RIP Track Toolhouse	No Street Address

The findings of the Eco-Search Report are discussed in further detail in Section 8.0 Findings.

5.2 Additional Environmental Record Sources

ASTM Standards for Phase I ESA's suggest one or more additional state or local sources of environmental records be checked, in the discretion of the environmental professional, to enhance and supplement federal and state sources identified above.

A Freedom of Information Act (FOIA) request has been submitted to local and state agencies requesting documentation related to the environmental history of the site. Agency responses to such requests are often backlogged; therefore, any pertinent information that becomes available will be forwarded as a supplement to this document. A copy of the letter submitted to each agency has been included in Exhibit 7 of this report.

A FOIA request was submitted to the Office of the State Fire Marshal and the Freeport Fire Department requesting any information that may be contained within their files related to the subject site. FOIA requests were also forwarded to the State of Illinois Department of Public Health and the Stephenson County Health Department regarding any formal complaints of health hazards or environmental concerns filed against the site. General FOIA requests to divisions within the Illinois Environmental Protection Agency were not submitted as any information that may result from such requests do not meet the definition of "reasonably ascertainable" criteria as identified in 3.3.30 of the standard.

Utility officials were contacted to determine if there were any complications recorded during service installations to the subject site, or any past history of problems with their service to the subject site or the surrounding area, that may have a detrimental effect on the environmental condition of the subject site. A written request to Nicor was submitted to determine the condition and size of the main that provides natural gas service to the subject site. A written FOIA response from Commonwealth Edison states that Commonwealth Edison is solely responsible for any adverse environmental impacts, which may arise from problems with their transformers. A

copy of this response is included with the FOIA letters in Exhibit 7. A written FOIA request was submitted to the Freeport Water Department for information they may have on file related to water and sewer services for the site. Additionally, a written FOIA request was submitted to the Federal Railroad Administration regarding the prior section of track operated by Chicago, Milwaukee, St. Paul and Pacific.

Should any documentation or records of complaints recorded against the property be evidenced from the above requests, this information will be provided as a supplement to this document.

5.3 Physical Setting Sources

The site topography was determined from the Freeport West USGS 7.5 Minute Quadrangle Map and visual observations made during the site reconnaissance. Visual observations during the site reconnaissance showed the subject site to be sloping slightly to the west. Regional topography, as determined by the Quadrangle Map, can be described as sloping to the west towards the Pecatonica River, which borders the westernmost portion of the property.

The ground surface elevation at the site is approximately 760 feet above mean sea level (MSL). Review of the USGS Quadrangle indicates that the depth to groundwater at the subject site is anticipated to be approximately 15 feet below grade.

Based upon mapping by the U.S. Department of Agriculture Soil Conservation Service, the soils in the area have been classified as predominantly Huntsville silt loam of the Lawson-Radford-Sawmill Association. The Lawson-Radford-Sawmill Association consists of nearly level, dark-colored, somewhat poorly drained, silty bottomland soils. This type of soil lies mainly adjacent to the Pecatonica River.

Huntsville soils are dark-colored, moderately well-drained soils consisting of recent sediments deposited in the flood plains of the major streams and in major drainageways of the uplands. These soils are deep and moderately permeable; they have a very high available water capacity. No environmental concerns were evidenced from site geology.

5.4 Historical Use Information on the Property and Surrounding Properties

Historical sources are consulted to develop a history of the previous uses of the property and surrounding area in order to help identify the likelihood of past uses having led to recognized environmental conditions in connection with the property.

Current and past Polk City Directories were reviewed at the Freeport Public Library in order to obtain information regarding the previous uses of the subject property. There were no listings in the Polk City Directories from 1990 to 2001. However, going back from 1990 there were numerous listings of Bulk Oil Plants at different addresses along Henderson, ranging from 14 N. Henderson to 400 N. Henderson. Review of documents provided by Attorney John Mitchell identified the addresses of 14, 114, and 210 N. Henderson as being on the southern portion of the property. Review of these addresses in the Polk City Directory identified Freeport Auto Body, Northern Ag. Service, and Kelly Williamson Oil Co. (bulk plant), respectively. There were additional oil companies and bulk plants with addresses that fell in between these known addresses, which would potentially put their location on the subject property as well.

Electronic Sanborn maps from 1925 were reviewed at the Highland Community College Library for any indication of prior uses of the property. Printouts of the Sanborn maps are included as Exhibit 8 of this document. The Sanborn maps also revealed several bulk oil plants lining Henderson Road north from Stephenson St. The maps identify, moving from Stephenson

St. north, a small service station, Shell Petroleum Corp., and Mid-Continent Petroleum Corporation. Additionally, Socony-Vacuum Oil Co. is identified on the portion of property along Henderson that is not included in the assessment, but is located between two portions that are included. (See Exhibit 3) Large above ground storage tanks are identified all having been on all of these properties.

The Sanborn maps also show another bulk oil company, Quality Oil Co., near the westernmost portion of the property, near the Pecatonica River. It is difficult to tell from the maps whether this bulk oil facility was on the property, or whether it was adjacent to the property; however, it appears to overlap onto at least a portion of the subject property. Additionally, the maps show that Natural Carbon Paint Company occupied the building complex adjacent to the south of this portion of the property, and Freeport Mattress Factory occupied a small building on the subject property near the Pecatonica River.

The findings from the City Directory Search and the Sanborn Maps Search will be discussed further in Section 8.0 Findings.

6.0 SITE RECONNAISSANCE

6.1 Methodology and Limiting Conditions

Mr. Christopher Posey of Fehr-Graham & Associates conducted the site reconnaissance and physical setting survey on January 29, 2002. Access to the property was not obtained, so the inspection was conducted from Stephenson St. and Henderson Road, for the eastern portion, and from Commercial Avenue for the western portion. The inspection consisted of a walk along Henderson from the northernmost portion of the site down to Stephenson St., and then a walk along Stephenson St. to Commercial Avenue. The westernmost portion of the property was observed by driving back to the end of Commercial Avenue. Photographic documentation of the site visit is included as Exhibit 9 of this document.

6.2 General Site Setting

The subject property exists along the west side of Henderson Road from Stephenson St., north to the city corporate limit. It extends west to property owned by Patterson Lumber, a lumber company that closed in 2001. The property extends further to the west of Patterson Lumber to the east bank of the Pecatonica River. The subject site is surrounded by both residential and commercial properties, including several gas stations.

6.3 Exterior Observations

The property was overgrown with trees, tall weeds, and brush. This, combined with the fact that access to the property was not obtained, made it very difficult to closely inspect the property. The remains of a steel building were identified on the northern portion of the property, and the remains of a concrete foundation were observed near the center of the property. An abandoned service station with vent pipes attached to the building is located on the corner of Stephenson and Henderson. Just north of this building is a masonry building with quonset

shaped roof. There is also a small (approximately 20' x 20') abandoned building west of the service station, near the center of the property. South of this portion of the property is an abandoned Amoco Gas Station. Adjacent to the east across Henderson Road is another abandoned gas station (off the subject site).

The westernmost portion of the property did not have any visible structures from Commercial Avenue. It is also overgrown with weeds. A large building complex is adjacent to the south, which contains a Welding Shop, a Spring and Fender Shop, and a used car dealer.

6.4 Interior Observations

As stated previously, access to the property was not obtained, so there were no building interior observations made.

7.0 INTERVIEWS

7.1 Interviews with Owner/Occupant/Site Manager

There are currently no occupants of the subject property, and the owners of the property were not contacted for an interview, so no interviews were conducted.

7.2 Interviews with Local Government Officials

Interviews with local government officials are conducted to obtain information indicating recognized environmental conditions in connection with the property. Freedom of Information Act (FOIA) Requests were submitted to the Freeport Fire Department and the Stephenson County Health Department requesting any information in relation to environmental complaints or health hazards, chemical spills, storage tank information or fire related incidents that might be on file for the subject site. Any information that becomes available will be forwarded as a supplement to this document. A copy of the letter submitted to each agency is included as Exhibit 7 of this document.

8.0 FINDINGS

This assessment has been performed in general conformance with ASTM E-1527-00.

The results of record searches, environmental database searches, review of prior site assessments, and interviews have revealed the following potential concerns on the subject property:

- Numerous listings of bulk oil plants on Henderson Avenue in historical Polk City Directories that correspond to the easternmost portion of the subject property
- Identification of several bulk oil plants with associated large above ground storage tanks on the eastern portion of the subject property, as evidenced by historical Sanborn maps
- Identification of a bulk oil plant that appears to have been on at least a portion of the westernmost part of the subject property, as evidenced by historical Sanborn maps
- Identification of a mattress factory on the westernmost portion of the subject property, as evidenced by historical Sanborn maps

The following potential concerns were identified on surrounding properties:

- Identification of a bulk oil plant on a portion of property along Henderson Rd. that is surrounded on the north, south and west by the subject property
- Identification of a Carbon Paint Company on the property adjacent to the westernmost portion of the subject property
- Abandoned gas station adjacent to the southeastern corner of the property

Database Sites Within Required Search Distances

Database(s)	Site Name(s)	Address	Distance and Direction
CERCLA, Notifier, SCL, LUST, UST, SRP	Burgess Inc.	Foot of Exchange St.	0.24 mi. WSW
CERCLA, DOCKET	Rawleigh Building	223 Main St.	0.31 mi. WSW
CERCLA, CORRACTS, SWF	Bordner Manufacturing	101 South Louis St.	0.62 mi. ESE
CERCLA (NFRAP), CORRACTS, TRI	Sauer-Sundstrand Co.	580 N. Henderson Rd.	0.41 mi. N
CERCLA (NFRAP)	Honeywell Micro Switch Div.	21 W. Jackson St.	0.52 mi. SW
CERCLA (NFRAP)	Freeport Public Wells	Not Listed	0.87 mi. WNW

Database(s)	Site Name(s)	Address	Distance and Direction
CERCLA (NFRAP), TSD, TRI, CORRACTS, DOCKET, SCL, SWF	Modern Plating Corp Plant II	701-752 Hancock Ave.	0.91 mi SE
SQG, LUST, UST	United Parcel Service	100-103 N. Commercial	0.06 mi. WSW
Notifier	CRB Garage	407 E. Stephenson	0.07 mi. S
LQG, TRI, SWF, UST	Honeywell, Plant 1	323 E. Stephenson	0.16 mi. SW
ERNS	Not Given	315 E. Stephenson St.	0.17 mi. SW
ERNS	Not Given	300 E. Exchange	0.24 mi. WSW
ERNS	Not Given	North end of Adams St.	West
TRI, SSTS	Furst McNess Co.	120 E. Clark St.	0.34 mi. W
TRI	Honeywell Inc/Micro Switch	15 E. Spring St.	0.45 mi. SW
TRI	Honeywell Inc/Micro Switch	11 W. Spring St.	0.48 mi. SW
SSTS	Stephenson Service Co.	410-502 S. Hancock Ave.	0.73 mi. ESE
DOCKET	City of Freeport	230 W. Stephenson St.	0.58 mi. WSW
SRP	Parsons Engineering Science (NICOR)	216 S. Liberty	0.31 mi. SW
SWF-Landfill			0.13 mi. WSW
SWF-Landfill	Freeport Municipal 1	Not Listed	0.30 mi. WSW
SWF-Illegal Dump	Freeport Auto Parts	530 N. Henderson	0.38 mi. NNE
SWF-Unk	Stephenson Co. Farm	118 S. Galena Ave.	0.57 mi. SW
SWF-Illegal Dump			0.66 mi. W
SWF-Illegal Dump	Irvins Motors	700 N. Van Buren	0.66 mi. W
SWF-Illegal Dump	Freedom of Residents Association	Rte 75 & Albert St.	0.70 mi. E
SWF-Illegal Dump	A&B Auto & Truck Parts	RR1 & IL 75 E	0.83 mi. E
SWF-Illegal Dump	Stephenson Service Co.	615 S. Hancock	0.85 mi. SE
LUST, UST	Bennett & Hoeffler	407 E. Stephenson St.	0.07 mi. S
LUST, UST	Bowen Oil Co.	511 Stephenson St.	0.11 mi. ESE
LUST, UST	JH Patterson Co	324 E. Stephenson	0.15 mi WSW
LUST			0.45 mi. W
LUST	Pizza Shack	123 South Chicago Ave.	0.46 mi. SW

Database(s)	Site Name(s)	Address	Distance and Direction
UST	Vacant	104 N. Commercial	0.06 mi. WSW
UST	Northern Ag Service	114 N. Henderson	0.06 mi. E
UST	[REDACTED]	[REDACTED]	0.10 mi. ESE
UST	Thermos	303 N. Henderson	0.16 mi. NNE
UST	City of Freeport	641 E. Stephenson	0.20 mi. ESE
UST	Empty Lot	206-216 E. Stephenson	0.24 mi. WSW
UST	RIP Track Toolhouse	No Address Given	Unknown

9.0 OPINION

Due to the difficulties inherent with proving that a property located at some distance from the subject site may have caused, or be causing, an adverse environmental condition; the potential for offsite liabilities are generally limited to investigating those properties within the specified radii listed in ASTM E-1527-00. As found within the ASTM E-1527-00 standard, recognized environmental conditions related to ERNS listings are limited to the subject property; therefore, the three ERNS listings may be excluded from consideration. Additionally, CERCLA-NFRAP, RCRA Generators, and UST sites are limited to the subject property or adjoining properties. As a result, all of the CERCLA-NFRAP and RCRA Generator listings, with the exception of the SQG listing at United Parcel Service, can be removed from consideration as causes for adverse environmental impact, as well as the UST listings at Burgess Inc., Honeywell Plant 1, the empty lot at 206-216 E. Stephenson, and the City of Freeport. This leaves the UST listings at UPS, Bennett & Hoeffler, Bowen Oil Company, J.H. Patterson Company, 104 North Commercial, Northern Ag Service, 514 East Stephenson, Thermos, City of Freeport (641 East Stephenson), and RIP Track Toolhouse as potential for environmental concern. Section 7.1.2.1 of ASTM E-1527-00 allows for the reduction of the approximate minimum search distance when considering the following factors:

1. The density (for example, urban, rural, or suburban) of the setting in which the property is located;
2. The distance that the hazardous substances or petroleum products are likely to migrate based on local or geologic or hydrogeologic conditions; and
3. The anticipated direction of ground water flow; and
4. Other reasonable factors.

Based on the factors listed above, all of the CERCLA, CORRACTS, DOCKET, SCL, SRP, TRI, TSD, and SSTs listings can be excluded from consideration as causes for environmental impact, due to their distance and direction from the subject property. Additionally, all the SWF listings, with the exception of the SWF-Landfill listing of [REDACTED] and the SWF-Illegal Dump listing of Freeport Auto Parts, can be excluded. Also, due to distance and direction from the subject site, the LUST listings at Burgess Inc., [REDACTED] and Pizza Shack (123 S. Chicago) can be removed from consideration.

The SQG listing at United Parcel Service can be removed from consideration, due to the minimal likelihood of migration of materials from a small quantity generator. Additionally, according to the EcoSearch report, a "No Further Remediation" letter has been issued for the LUST incident at the UPS site; therefore, this listing can be removed from consideration. The UST listing at the UPS site is identified as still active, however, so it would be considered a recognized environmental condition (REC), due to its close proximity to the subject site.

The SWF-Landfill listing of [REDACTED] ([REDACTED]) is identified on the map as being in close proximity to the subject site; therefore, it would be considered a REC. The SWF-Illegal Dump listing at Freeport Auto Parts, due to its location, which appears to be upgradient from the subject site based on surface topography, would also be considered a REC.

The LUST listing at Bennett & Hoeffler, due to its close proximity to the subject site, would be considered a REC; however, according to the EcoSearch report, the tanks have been removed, so the UST listing could be removed from consideration (i.e. the actual tanks no longer remain).

The UST and LUST listings at Bowen Oil Co., the adjacent property to the south, would be considered REC's due to their close proximity to the subject site and no evidence of "No Further Remediation" letters. According to the EcoSearch report, the underground storage tanks at JH Patterson Co have been removed, and a "No Further Remediation" letter has been issued for the site; therefore, both of these listings can be removed from consideration as potential for environmental concern.

Based on the EcoSearch report, the underground storage tanks at 104 N. Commercial, identified as vacant property, and the UST's at Thermos (303 N. Henderson) have been removed; therefore, these can be removed from consideration as cause for environmental concern.

The UST listing of [REDACTED] the adjacent property to the east has not been removed, according to the EcoSearch report, so this would be considered a REC. Also, the UST listing of Northern Ag Service is believed to be on the subject property, so this would be considered a REC. Finally, the unmappable UST listing identified as RIP Track Toolhouse, cannot be discounted. It is not known where this UST is located, and since the environmental professional was not allowed to walk the subject property, which at one time did contain railroad tracks, and it cannot be conclusively ruled that this UST is not on the subject property, it has to be assumed that it is on the property, and is therefore considered a REC.

Numerous bulk oil plants were historically identified both on and around the subject property. All of these locations showed the prior presence of large fuel tanks on the property. Due to the large volume and the amount of loading and unloading of these materials and the potential for a past release, these operations are considered recognized environmental conditions. Additionally, the identification of a Carbon Paint Company on the property adjacent to the westernmost portion of the subject property, would also constitute a REC, as would the identification of a mattress factory on the subject property in that area, since the environmental professional was not able to closely inspect the property for any impacts of the operations on the property.

10.0 CONCLUSIONS

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-00 and applicable portions of the Environmental Protection Act, Section 22.2 on the property located at the northwest corner of Stephenson St. and Henderson Rd., in Freeport, IL. Any exceptions to, or deletions from, this practice are described in Section 2.4 Limitations and Exceptions of this report. This assessment has revealed the following recognized environmental conditions on the subject property:

- Several bulk oil plants were historically identified on the eastern portion of the subject property along Henderson Road.
- A bulk oil plant was historically identified on what appeared to be at least a portion of the westernmost parcel of the subject property.
- A mattress factory was historically identified on the westernmost parcel of the subject property.
- An underground storage tank was identified at 114 N. Henderson, which is part of the subject property.
- An underground storage tank was identified as RIP Track Toolhouse, but was unmapped. It is assumed that this is on the subject property.

The following recognized environmental conditions were evidenced on surrounding properties:

- A bulk oil plant was historically identified on a portion of property along Henderson Rd. that is bordered on the north, south and west by the subject property.
- A Carbon Paint Company was historically identified on the property adjacent to the westernmost portion of the subject property.

Surrounding Properties

Database (s)	Site Name (s)	Address	Distance and Direction
UST	United Parcel Service	100-103 N. Commercial	0.06 mi. WSW
SWF-Landfill	██████████	██████████	0.13 mi. WSW
SWF-Illegal Dump	Freeport Auto Parts	530 N. Henderson	0.38 mi. NNE
LUST	Bennett & Hoeffler	407 E. Stephenson St.	0.07 mi. S
UST, LUST	Bowen Oil Co.	511 Stephenson St.	0.11 mi. ESE
UST	██████████	██████████	0.10 mi. ESE

11.0 DEVIATIONS

This Environmental Site Assessment was conducted as a reasonable and prudent investigation of the property to provide the client with preliminary data necessary to make decisions concerning the environmental conditions of the property. This assessment included a visual inspection of the property, a survey of physical features, a records review, a review of site maps, and a survey of permits and enforcement data contained in regulatory agency files.

The results of the investigation do not exclude the possibility of the occurrence of any environmental hazard associated with the property due to the large number of chemicals and substances that can be a threat to human health and the environment even when present in minute quantities. This assessment did not include investigations involving asbestos, radon gas, lead based paints, lead in drinking water, and electromagnetic fields. Additionally, a title deed search was not conducted as a part of this assessment; however Attorney John Mitchell provided a prior title deed search.

12.0 ADDITIONAL SERVICES

No additional services outside the scope of ASTM-1527-00 were contracted for between the user and the environmental professional.

13.0 REFERENCES

The following published reference sources were consulted in the preparation of this

Phase I Environmental Site Assessment:

1. United States Department of Agriculture Soil Conservation Service, *Soil Survey of Stephenson County, Illinois*.
2. Polk City Directory, Freeport, Illinois.
3. Freeport East USGS 7.5 Minute Quadrangle Map.
4. ASTM E 1527-00 Standard Practices for Environmental Site Assessments: Phase I Environmental Site Assessment Process.
5. Electronic version of Sanborn Maps for the State of Illinois, Highland Community College

14.0 SIGNATURE OF ENVIRONMENTAL PROFESSIONAL

The undersigned hereby affirm that the facts stated in this report are true, do not contain any material statements not believed to be true, and are made under penalty of perjury as defined in section 32-2 of the Criminal Code of 1961.

Christopher L. Posey
Environmental Specialist

Date

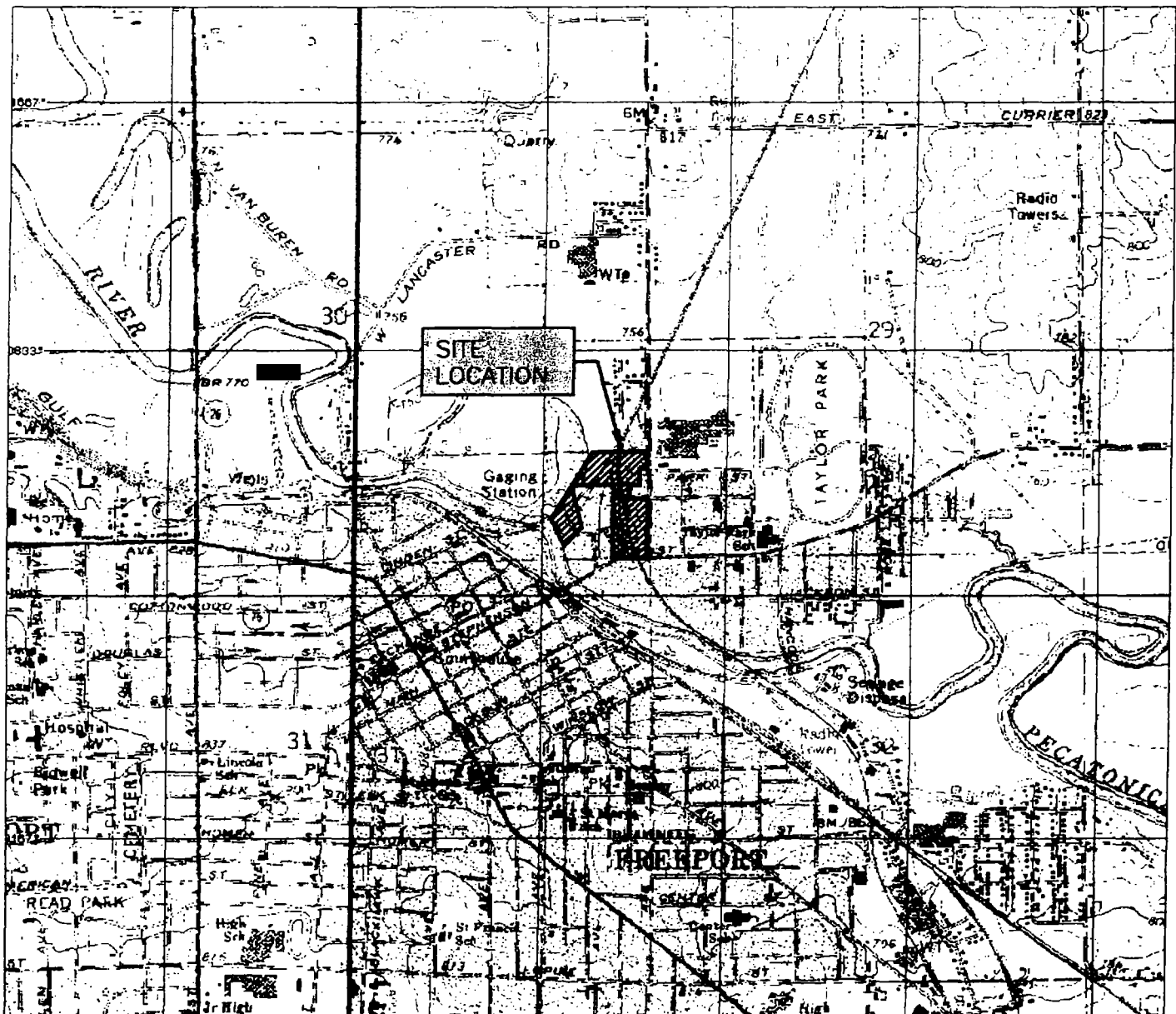
Quentin H. Davis
Partner

Date

15.0 QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS

The environmental professional in charge of this assessment was Mr. Quentin H. Davis. Mr. Davis holds a Bachelor of Science Degree in Civil Engineering from the University of Colorado. Mr. Davis is a registered professional engineer in Illinois, Indiana, and Kentucky, and has 20 years of environmental experience.

Mr. Christopher L. Posey completed the site reconnaissance and report preparation. Mr. Posey holds a Bachelor of Science degree in Environmental Biology from Eastern Illinois University and has four years of environmental experience. Mr. Posey has completed a course on Environmental Site Assessments for Commercial Real Estate given by the American Society for Testing and Materials (ASTM).



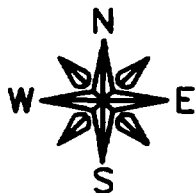
USGS MAP ACQUIRED FROM
DELRME 3-D TOPOQUADS-ILLINOIS
REGION SOFTWARE. COPYRIGHT
1999-DELRME.

EXHIBIT 1

SITE LOCATION MAP

CMC HEARTLAND PROPERTY

FREEPORT, ILLINOIS



SCALE: 1" \cong 2000'

2/18/02



FEHR-GRAHAM & ASSOCIATES
ENGINEERING AND SCIENCE CONSULTANTS

600 W. STEPHENSON ST.
FREEPORT, IL 61032-5098
815/235-7643

1920 DAIMLER RD.
ROCKFORD, IL 61112-1008
815/394-4700

410 MAIN STREET
SAVANNA, IL 61074
815/273-7400

Note: This Phase I covers a large parcel, which may be divided or potentially purchased in smaller or different parcels. Therefore, a precise legal description was not prepared. It can generally be described as:

Part of the South $\frac{1}{2}$ of the East $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of Section 30, Township 27 North, Range 8 East.

See Exhibit 3 for an outline of the property covered under this Phase I.

SECURITY FIRST TITLE CO.
"Where The Security Of Your Home Begins With The Title"

50 W Douglas St., Ste 1002, Freeport, IL 61032 (815) 235-2900 Fax (815)235-9955

August 9, 2000

Attorney John Mitchell
224 West Stephenson Street
Freeport, IL 61032

Attention: Attorney John Mitchell

We have searched the following described legal description in the records of
Stephenson County, Illinois through July 17, 2000 at 8:00 A.M.

Address: n/a , n/a

Legal Description: Lots One (1), Two (2), Three (3), Four (4), Five (5), Six
(6), Seven (7), Eight (8), Nine (9), Ten (10), Eleven (11), Twelve (12),
Thirteen (13) and Fourteen (14) in Block No. Fifteen (15); all of said Lots
and Blocks being in Turner's North Addition to the City of Freeport in
Stephenson County, State of Illinois. Lots One, Two, Three, Four, Five and
(Continued)

Grantee in the Last Deed of Conveyance: CMC Heartland Partners

Our search indicates that the following liens are recorded in Stephenson
County Recorder's Office affecting the land referred to in this written
search:

- 1.) LIS PENDENS NOTICE, recorded January 5, 1998 as Cause No. 98-TX-1 as
Document No. 9883293.
- 2.) UNRECORDED LEASES, if any.

Continued

17289
Six (1, 2, 3, 4, 5, 6) in Block Twenty Three (23), Lot Seven, Eight and Sixteen (7, 8, 16) in Block Sixteen (16); all in Turner's North Addition to the City of Freeport. Lot Number Fifteen (15) in Block Number Sixteen (16) in Turners North Addition to the City of Freeport. Lots Numbers One to Fifteen inclusive (1 to 15) in Block Seventeen (17), Lots Numbers One to Six inclusive (1 to 6) in Block Sixteen (16), Lots Numbers Ten to Fourteen inclusive (10 to 14) in said Block Sixteen (16), Lots Numbers Seventeen to Thirty inclusive (17 to 30) in said Block Sixteen (16), Lots Numbers One to Thirteen inclusive (1 to 13) in Block Nine (9) and Lots Numbers One to Six inclusive (1 to 6) in Block Eight (8); all in Turner's North Addition to the City of Freeport. Lots Seven (7) to Eighteen (18) inclusive, being the West Half of Block Number Twenty Three (23) in Turner's North Addition to the City of Freeport, State of Illinois. Lots Thirteen (13) and Fourteen (14) in Block Fifteen (15) of Turner's North Addition to Freeport. The alley running East and West and the alley running North and South in Block 16 in Turner's North Addition to the City of Freeport. The alleys running East and West in Blocks 15 and 19 and the alleys running North and South in Blocks 17, 18, 22 and 23 in Turner's North Addition to the City of Freeport. That part of Smith Street shown on the Plat of Turner's North Addition to the City of Freeport lying West of a line running from the Southeast corner of Block 17 in said Plat to the Northeast corner of Block 23 in said Plat and East of a line running from a point on the South line of Block 19 in said Plat One Hundred Forty-five (145) feet West of the Southeast corner of said Block to a point on the North line of Block 21 in said Plat One Hundred Forty-five (145) feet West of the Northeast corner of said Block EXCEPT that part thereof vacated by Ordinance 78-68, a copy whereof was recorded in Book P-242, page 1369. That part of Second Avenue (now Commercial Avenue) shown on the Plat of Turner's North Addition to the City of Freeport lying North of a line running from the Southeast corner of Block 19 in said Plat to the Southwest corner of Block 18 in said Plat and South of the Southerly line of the Chicago, Milwaukee, St. Paul and Pacific Railroad Company right-of-way shown on said Plat. That part of Third Avenue shown on the Plat of Turner's North Addition to the City of Freeport lying North of a line running from the Southeast corner of Block 22 in said Plat to the Southwest corner of Block 23 in said Plat and South of the Southerly line of the Chicago, Milwaukee, St. Paul and Pacific Railroad Company right-of-way shown on said Plat. That part of Fisher Street shown on the Plat of Turner's North Addition to the City of Freeport lying West of a line running from the Southeast corner of Block 16 in said Plat to the Northeast corner of Block 17 in said Plat and East of a line running from the Southwest corner of Block 15 in said Plat to the Northwest corner of Block 18 in said Plat EXCEPT that part included in the description of Third Avenue previously described. That part of Goodhue Street shown on the Plat of Turner's North Addition to the City of Freeport lying South of Block 9 in said Plat and North of Block

geller

(Continued)

16 in said Plat; the East-West alley in Block 9 shown on the Plat of Turner's North Addition to the City of Freeport; that part of Allen Street shown on the Plat of Turner's North Addition to the City of Freeport lying East of the Chicago, Milwaukee, St. Paul and Pacific Railroad Company right-of-way and South of Block 8 in said Plat and North of Block 9 in said Plat. AND beginning at a point on the South line of Lot 8 in Block 16 of Turner's North Addition to the City of Freeport, said point being 202.65 feet West of the Southeast corner of Lot 1 in said Block 16, and running thence West on and along the South line of Lot 8 and 9 in said Block 16 to the Southwest corner of Lot 9, thence South 30 feet to the Northwest corner of Lot 30 in said Block 16, thence running East on and along the North line of said Lot 30 to a point 197.42 feet West of the Northeast corner of Lot 10 in said Block 16, thence Northwesterly to the place of beginning; AND all of the alley being 16 feet in width running North and South through said Block 16 of Turner's North Addition EXCEPT the North 88.37 feet of said alley. All of said above described property being situated in Block 16 of Turner's North Addition to the City of Freeport, County of Stephenson and State of Illinois.

EXCEPT the following described tract:

All of Lot 10; the North 38 feet of Lot 11; and all that portion of the North 12.82 feet of Lot 27, and that portion of Lots 28, 29 and 30 lying Easterly of a line parallel to and 15 feet Northeasterly of, as measured at right angles, to the centerline of the Chicago, Milwaukee, St. Paul and Pacific Railroad Company's most Easterly spur track as now located, all in Block 16 of Turner's North Addition to the City of Freeport, including Chicago, Milwaukee, St. Paul and Pacific Railroad Company's interest in and to that portion of 16-foot wide alley running in a North-South direction and lying contiguous to the above described real estate.

ALSO EXCEPT:

Part of Block 16 of Turner's North Addition to the City of Freeport described as follows:

Commencing at the Southeast corner of the North 38 feet of Lot 11 in said Block 16 and running thence South $00^{\circ} 01' 30''$ West (assumed bearing) along the East line of said Block 16 a distance of 230.00 feet to a point; thence West parallel with the South line of said Lot 11 in Block 16 a distance of 176.75 feet to a point; thence North $24^{\circ} 11' 30''$ West a distance of 111.77 feet to a point which is 9 feet Northeasterly of the centerline of a Chicago, Milwaukee, St. Paul and Pacific Railroad Company spur track; thence Northwesterly parallel with said centerline and along a curve which is concave Easterly and has a radius of 3810.12 feet, a chord bearing of North $17^{\circ} 07'$ West, and a chord length of 134.05 feet, a distance of 134.06 feet to a point on

(Continued)

the Westerly extension of the South line of the North 38 feet of said Lot 11 in Block 16; thence East along last named line and along said South line of the North 38 feet of Lot 11 in Block 16 a distance of 262.10 feet to the point of commencement, situated in the City of Freeport, County of Stephenson, State of Illinois.

ALSO EXCEPT:

Part of the SE 1/4 of Section 30 and part of the NE 1/4 of Section 31, Township 27 North, Range 8 East of the 4th P.M., and part of Turner's North Addition to the City of Freeport, situated in the City of Freeport, County of Stephenson, State of Illinois, described as follows:

Beginning at a point on the Easterly extension of the South line of Block 22 in said subdivision, 333.00 feet perpendicular distance West from the East line of said Section 30, being on the North line of Stephenson Street; thence S 89° 56' 37" W on said North line of Stephenson Street, 42.14 feet to an angle point in said street line; thence S 62° 17' 25" W on said Northwesterly street line, 23.30 feet; thence N 47° 55' 18" W, 16.12 feet to a point on the South line of Lot 12 in said Block 22, which point is 80.00 feet East of the Southwest corner of said Lot; thence N 25° 29' 40" W, 27.88 feet to a point on the North line of said Lot, which point is 68.00 feet East of the Northwest corner of said Lot; thence S 89° 56' 37" W, on the North line of said Lot, 42.00 feet; thence S 58° 54' 11" W, 30.36 feet to a point on the West line of said Lot, which point is 9.52 feet North of the Southwest corner of said Lot; thence S 0° 00' 00" W, on the West line of said Lot, 9.52 feet to the Southwest corner of said Lot; thence S 89° 56' 37" W, on the South line of said Block, 18.40 feet to a point 17.00 feet perpendicular distance East from the center of the switch track of the Chicago, Milwaukee, St. Paul and Pacific Railroad Company as it formerly existed, said centerline being S 89° 56' 37" W, 148.00 feet from the said angle point in the North line of Stephenson Street; thence S 1° 26' 19" E, parallel with said switch track, 67.80 feet to the said Northwesterly line of Stephenson Street; thence S 62° 17' 25" W, on said Northwesterly line of Stephenson Street, 33.79 feet to the East line of Commercial Avenue as per dedication ordinance filed for record in the Office of the Stephenson County Recorder in Book P-265 at Page 1803; thence N 0° 23' 33" W, on the East line of said Avenue, 394.93 feet to the Northeast corner of said Avenue line; thence S 87° 40' 38" W, on the North right-of-way line of said Avenue and the extension thereof, 283.33 feet; thence N 0° 00' 00" E, parallel with the East line of said Section 30 a distance of 659.54 feet to the Northwesterly right-of-way line of the former Chicago, Milwaukee, St. Paul and Pacific Railroad; thence N 90° 00' 00" E, 370.15 feet to a point 450.00 feet West of the East line of said Section 30; thence S 0° 00' 00" W, 657.31 feet to the North line of said Block 22; thence N 89° 56' 37" E, on the North line of said Block and the

(Continued)

*Not suggested.
Don't think matters
down around
Amen*

LEGAL DESCRIPTION (continued)

CASE NUMBER: S31322

extension thereof, 117.00 feet to a point 333.00 feet West of the East line of said Section 30; thence S 0° 00' 00" W, 302.12 feet to the Point of Beginning.

All being situated in the County of Stephenson in the State of Illinois.

PAGE 2

Taxes for the first half of the year 1999 are PAST DUE as of July 14, 2000.

Taxes for the second half of the year 1999 are due September 8, 2000

Taxes for the year 1995, 1996, 1997 and 1998 - See Attached Sheet.

Tax Code: 89-07-14-30-430-011 (SEE ATTACHED SHEET)

89-18-14-30-476-006 (SEE ATTACHED SHEET)

1999 Amount: \$52.54

\$1,352.26

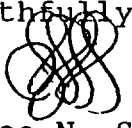
Our search indicates that there are no Mechanics Liens, Judgments, Federal or State Tax Liens affecting the land other than those described above, if any.

We have made no search for easements.

This is NOT a Title Insurance Policy and should not be relied upon as such.

We assume no liability beyond the amount of fees charged in this matter. This service is done as a courtesy at a nominal cost. Should you desire full insurance coverage, we will be glad to quote you.

Faithfully,


Aimee N. Shroyer

ANS:sls

S31322

14 30 478 008

18-1

3990

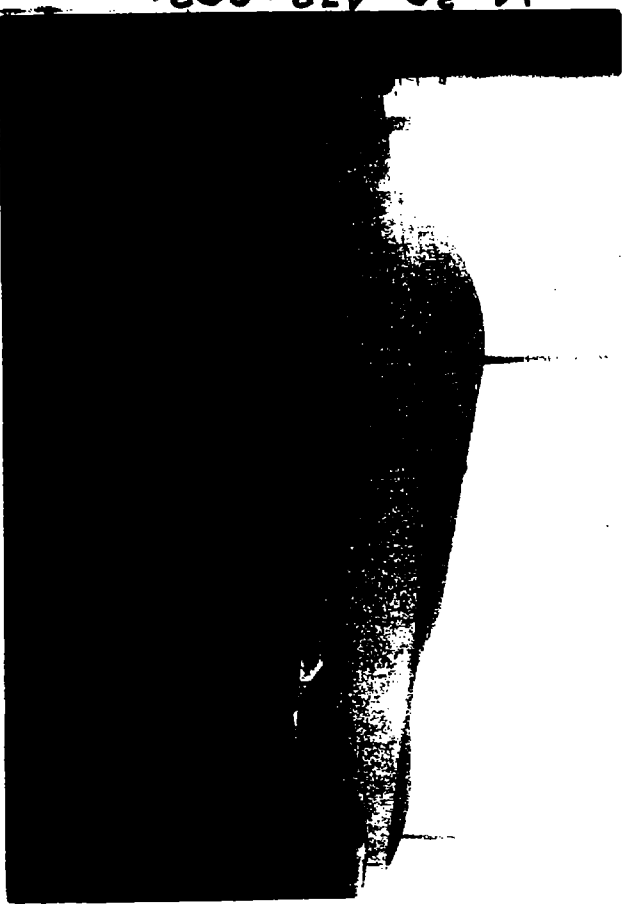
8

18-11 R.R. G.M.-ST. P. & P. R.R.
~~1 % D. SPIETMAN Johnson Oil Co.~~
~~1 BOX 898 Rt. 30 + 12th Ave~~
~~FREEPORT Itl 61032 Arch. Smith~~
LEASE 52477
BULK OIL PLANT LOTS 1 TO 3
& N 25 FT OF LOT 14 BLK 23
TURNER S. N. ADD

1983

84
1984

14-30-478-009



Quentin H. Davis, P.E.
Hans A. Anderson, P.E.
R. Todd Weegens, P.E.
Mick W. Gronewold, P.E.

660 W. Stephenson St.
Freeport, Illinois 61032
815/235-7643
FAX 815/235-4632



**FEHR-GRAHAM
& ASSOCIATES**
Engineering and Science
Consultants

February 15, 2002

Sarah Griffin
City of Freeport
230 West Stephenson Street
Freeport, IL 61032

Re: User Knowledge for Phase I Site Assessment
CMC Heartland

Property from the Northern right-of-way of Stephenson Street, North to the City Corporate Limit; and from Henderson Road to the East Bank of the Pecatonica River, excluding that portion owned by Patterson Lumber Company, in Freeport, Illinois

Dear Ms. Griffin:

Please find enclosed a short information sheet to be completed for the above referenced property. This sheet was constructed from the information suggested in the User's Responsibilities Section of the ASTM Standards. As the potential purchaser of the subject site, your knowledge of the site is likely limited; however, the ASTM Standards require that we ask the attached questions to the end user of the report.

Please answer the questions in good faith using your actual knowledge of the site and surrounding areas, and return to my attention. Additionally, if to your knowledge any of the following documents are available and can be provided at a reasonable time and cost, please provide copies of those documents. The documents include:

- Environmental site assessment reports
- Environmental audit reports
- Environmental permits (solid waste disposal, haz waste disposal, wastewater/NPDES permits)
- Registrations for underground and above-ground storage tanks
- Material safety data sheets
- Community right-to-know plan
- Safety plans, preparedness and prevention plans, spill prevention, control and countermeasure plans, etc.
- Reports regarding hydrogeologic conditions on the property or surrounding area

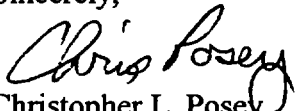
- Notices or other correspondence from any government agency relating to past or current violations of environmental laws with respect to the property or relating to environmental liens encumbering the property
- Hazardous waste generator notices or reports
- Geotechnical studies

Also any knowledge of:

- Pending, threatened, or past litigation relevant to hazardous substances or petroleum products in, on, or from the property
- Pending, threatened, or past administrative proceedings relevant to hazardous substances or petroleum products in, on, or from the property
- Notices from any governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products

If you have any questions or concerns in regard to the information outlined above or the attached information sheet, please do not hesitate to contact me at this office.

Sincerely,


Christopher L. Posey
Environmental Specialist

CLP:dj

I:\Documents\SEC 1999\39186\39186a07-User.doc

ASTM STANDARDS ON ENVIRONMENTAL
SITE ASSESSMENTS

USER PROVIDED INFORMATION SHEET

Property Location:

~~514 E. Washington~~ Heartland property
Freeport, Illinois 61032

ASTM Standards identify several responsibilities of the "Users" of Phase I Environmental Site Assessments (ESA's) to provide certain information to assist the environmental professional in conducting the Phase I ESA. The following questions are designed to help address that responsibility. Please answer these questions in good faith using your *actual* knowledge of the site and surrounding areas. These questions were formed from the information suggested in the User's Responsibilities Section of the ASTM Standards.

- Are you aware of any environmental liens or activity and land use limitations currently recorded against the property?

No

- Do you have or do you know someone who has any specialized knowledge or experience that may be material to any recognized environmental conditions in connection with the property?

Note: Recognized Environmental Condition is defined as the presence or likely presence of any hazardous substances or petroleum products on a property that indicates an existing release, past release, or material threat of a release.

No

- Do you have *actual* knowledge that the purchase price of this particular property is significantly less than the purchase price of comparable properties?

No

- If you answered "yes" to question #3 above, what is the reason for this?

- What is the reason for performing the Phase I ESA?

Note: If the purpose is not identified, ASTM requires the environmental professional to assume the purpose is to qualify for the innocent landowner defense to CERCLA liability.

To determine if RECs exist and if Phase II Investigation is desirable.

Completed By:

Sarah Griffin, Corp Counsel Date: 3/20/02

City of Freeport, IL

(Information taken by Quentin H Davis, Fehr Graham & Assoc.
via telephone interview).

EcoSearch Environmental Resources, Inc.

8606 Allisonville Road, Suite 300
Indianapolis, Indiana 46250
ph: (317) 577-9797 fax: (317) 577-9191

EcoSearch

Government Records Search

Type of Report:	Priority Risk Report
Site Location:	CMC Heartland Northwest corner of Stephenson St. and Henderson Freeport, IL 61032
Date:	February 15, 2002
Report ID Number:	2750-4202
Especially Prepared For:	Mr. Chris Posey Fehr, Graham & Associates
PO / Project #:	16262 39186/A07

Limits of Information:

Customer proceeds at its own risk in choosing to rely on EcoSearch Environmental Resources, Inc. ("EcoSearch") services, in whole or in part, prior to proceeding with any transaction. EcoSearch cannot be an insurer of the accuracy of the information, errors occurring in the conversion of data, or for customer's use of the data. EcoSearch and its affiliated companies, officers, agents, employees, and independent contractors cannot be held liable for accuracy, storage, delivery, loss, or expense suffered by the customer resulting directly or indirectly from any information provided by EcoSearch Environmental Resources, Inc.

Thank you for choosing EcoSearch.

Introduction

We want to thank you for your order requesting the enclosed site assessment.

EcoSearch makes every effort possible to combine the most accurate environmental data available into an understandable and easy-to-use format.

While every attempt has been made to ensure accuracy of the information presented, we cannot guarantee the accuracy of the data from the original sources, nor can we guarantee that no transcription or plotting errors have occurred.

If any concerns arise from your review of the databases in this report, please call the appropriate agency involved. As a service, we have included phone numbers in the database description section of this report to help you in your evaluation.

The enclosed maps present a working approximation of the location of surrounding environmental sites based primarily on available accurate site addresses. These maps should not be used for purposes more correctly handled by surveys.

EcoSearch is driven by its mission to present the most responsive, technically sound, and cost-effective environmental data services available to our customer.

Read Me First

The following suggestions are offered in an attempt to help you in using and understanding this site assessment from EcoSearch:

1. Skim over the entire report to familiarize yourself with its contents and layout.
2. You will notice that the information is presented following this general concept: we begin by giving sections that summarize data and then give detailed information about these summaries as you proceed further into the report.
3. Then refer to the section titled "Statistical Overview". You will need to take a moment to read the column headings and the data below them. Also, as you go down the first column (left side) you will probably need to look back at the preceeding section titled "Database Descriptions". Please pay particular attention to the radii searched as they vary according to the database. These are ASTM standards that we meet and exceed. Your site's datum is the third, shaded column. Also, the next column showing database hits within the first radius is important as it will include data about adjoining properties. The unmappable sites have their own section with a cover page explaining them.
4. The next section titled "Maps" is important as it gives a very clear visual presentation of the site, and which database(s) are at the site itself or within the study radii.
5. The site summary page(s) tells you by map ID# which database is at that location as well as the site's name and distance/direction from your study site. You will notice that the numbering corresponds to the distance from the subject site- eg. #1 is your site itself or the site closest to it, #2 is further away. This continues until all database hits have been summarized within the largest study radius. Your report may extend further than one mile if you asked us to extend the radii.
6. As you will recall our format goes from summary-type pages to detailed information. Therefore, the next section is "Detailed Data". Here extensive data is given about each database hit. The map ID#, distance, and direction are in the top left corner. Further data follows.
7. The "Unmappable" section was referred to earlier. In this summary you will find those sites. Please read the cover page as it describes unmappable sites and our efforts to minimize and/or eliminate them from all of our site assessments.
8. The last section -- "Glossary/Acronyms" is self-explanatory and often helpful to our customers.

If you would like further help in understanding our reports please refer to the frequently asked questions list on our web site or call as our intention is to have this report helpful to you.

Database Descriptions -- Federal Databases

NPL

National Priorities List

US Environmental Protection Agency
Office of Solid Waste and Emergency Response
(703) 603-8881

Data Date: October 16, 2001
Release Date: October 16, 2001
Active Date: November 29, 2001
Last Contact Date: January 16, 2002

The NPL is a subset of the CERCLIS and lists over 1,150 of the nation's most dangerous sites of uncontrolled or hazardous waste which require cleanup. Also known as the Superfund List, the sites are scored according to the hazardous ranking system.

CERCLA (Active)

Comprehensive Environmental Response, Compensation, and Liability Information System (Active)

US Environmental Protection Agency
Office of Solid Waste and Emergency Response
1-800-775-5037

Data Date: October 16, 2001
Release Date: October 16, 2001
Active Date: November 29, 2001
Last Contact Date: November 29, 2001

CERCLIS maintains information on over 15,000 sites nationally identified as hazardous or potentially hazardous which may require action. These sites are currently being investigated or an investigation has been completed regarding the release of hazardous substances. The most serious of this list as ranked by the hazardous ranking system are transferred to the NPL.

CERCLA (NFRAP Archive)

Comprehensive Environmental Response, Compensation, and Liability Information System (NFRAP Archive)

US Environmental Protection Agency
Office of Solid Waste and Emergency Response
1-800-775-5037

Data Date: October 16, 2001
Release Date: October 16, 2001
Active Date: November 29, 2001
Last Contact Date: November 29, 2001

For more complete information purposes we include sites which have been reclassified as No Further Remedial Action Planned (NFRAP) by the EPA. This action was taken by the EPA beginning February 1995 as a part of the Brownfields Redevelopment Program. These former CERCLIS sites, also known as the CERCLIS Archive, have been delisted because a lack of significant contamination was found.

RCRA TSD

Resource Conservation and Recovery Information System -- Treatment, Storage, and Disposal Facilities

US Environmental Protection Agency
Office of Solid Waste and Emergency Response
(202) 260-4610

Data Date: June 15, 2001
Release Date: June 15, 2001
Active Date: December 2001
Last Contact Date: January 16, 2002

RCRIS contains information on hazardous waste handlers regulated by the US Environmental Protection Agency under the Resource Conservation and Recovery Act (RCRA). It is a national system used to track events and activities which fall under RCRA. The TSD database is a subset of the complete RCRIS file which includes facilities which treat, store, dispose, or incinerate hazardous waste. Additionally, compliance and corrective action (CORRACTS) information is included.

RCRA Generator

Resource Conservation and Recovery Information System - Large and Small Quantity Generators, Transporters, and Notifiers

US Environmental Protection Agency
Office of Solid Waste and Emergency Response
800-424-9346

Data Date: June 28, 2001
Release Date: June 28, 2001
Active Date: November 28, 2001
Last Contact Date: October 11, 2001

RCRIS contains information on hazardous waste handlers regulated by the US Environmental Protection Agency under the Resource Conservation and Recovery Act (RCRA). It is a national system used to track events and activities which fall under RCRA. The generators database is a subset of the complete RCRIS file which includes hazardous waste generators which create more than 100kg of hazardous waste per month or meet other requirements of RCRA. We also include RCRA Notifiers, Transporters, and formerly regulated RCRA Sites for more complete hazardous waste information. Additionally, compliance and corrective action information is included.

RAATS

RCRA Administrative Action Tracking System

US Environmental Protection Agency
Office of Enforcement and Compliance Assurance
(202) 564-4104

Data Date: April 14, 1995
Release Date: Not Available
Active Date: April 17, 1995
Last Contact Date: October 11, 2001

The RCRA Administrative Action Tracking System contains additional information on RCRA enforcement actions. Data includes the type of action, proposed penalty, and final penalty amount. This is a historical database and will not be updated by the source agency. EcoSearch will call once a year to verify historical status.

CORRACTS

Resource Conservation and Recovery Information System -- Corrective Action Sites

US Environmental Protection Agency
Office of Solid Waste and Emergency Response
(202) 260-4610

Data Date: April 15, 2000
Release Date: April 15, 2000
Active Date: August 7, 2000
Last Contact Date: November 9, 2001

The CORRACTS database includes RCRIS (Resource Conservation and Recovery Information System) sites with reported corrective action. This information is also reported in the standard RCRIS detailed data.

ERNS

Emergency Response Notification System

US Environmental Protection Agency
Office of Solid Waste and Emergency Response
(202) 260-2342

Data Date: January 1, 2001
Release Date: January 1, 2001
Active Date: March 17, 2001
Last Contact Date: October 11, 2001

ERNS is a national database which contains information on specific notification of releases of oil and hazardous substances into the environment. The system stores data regarding the site of the spill, the material released, and the medium into which it occurred.

PADS

PCB Activity Database System

US Environmental Protection Agency
Office of Pollution Prevention and Toxics
(202) 260-3992

Data Date: November 20, 1999
Release Date: November 20, 1999
Active Date: February 18, 2000
Last Contact Date: October 12, 2001

This database stores information about facilities which handle PCBs and file EPA form 7710-53. It is divided into storage facilities, disposers, generators, and transporters.

TRI

Toxic Release Inventory

US Environmental Protection Agency
Office of Pollution Prevention and Toxics
(202) 260-1531

Data Date: October 1997
Release Date: November 2000
Active Date: March 17, 2000
Last Contact Date: October 11, 2001

TRI contains information from facilities which manufacture, process, or import any of the over 300 listed toxic chemicals which are released directly into air, water, or land or are transported off-site. The database includes facts on amounts of chemicals stored and emitted from the facility. This database is released on an infrequent basis by the US EPA. EcoSearch includes information from 1987 through the 1996 reporting year.

SSTS

Section Seven Tracking System

US Environmental Protection Agency
Office of Prevention, Pesticides, and Toxic Substances
(202) 564-5008

Data Date: July 31, 1998
Release Date: Not Available
Active Date: August 27, 1998
Last Contact Date: October 11, 2001

Formerly FATES, this system tracks the registration of pesticide-producing establishments and tracks the types and amounts of pesticides, active ingredients, and devices which are sold, produced, or distributed annually.

DOCKET

Civil Enforcement Docket

US Environmental Protection Agency
Office of Enforcement
(202) 564-4114

Data Date: September 3, 1998
Release Date: Not Available
Active Date: February 3, 1999
Last Contact Date: October 11, 2001

The Civil Enforcement Docket is information on civil and administrative actions filed by the Department of Justice for the US Environmental Protection Agency. This record has been continually updated since 1972 and includes data regarding facility name, dates, laws violated, and penalties assessed.

TSCA

Toxic Substances Control Act Inventory

US Environmental Protection Agency

(202) 554-1404

Data Date: May 14, 1986

Release Date: Not Available

Last Contact Date: October 11, 2001

The Toxic Substances Control Act Inventory includes the locations and chemical production information of more than 7000 processors and manufacturers of chemicals. This database is no longer released to the public by the US EPA.

Database Descriptions -- State Databases

SCL (HWS)

Illinois State Category List

Illinois Environmental Protection Agency
Division of Land Pollution Control
(217) 524-4863

Data Date: June, 1997
Release Date: Not Available
Active Date: October 2, 1997
Last Contact Date: October 8, 2001

The Illinois State Category List shows sites of suspected contamination slated for cleanup by the State of Illinois. This list also indicates whether the site is a state cleanup, voluntary cleanup, or already cleaned up. The State is no longer releasing an updated version of this list to the public. It is considered an Historical Database.

SRP

Illinois Site Remediation Program

Illinois Environmental Protection Agency

Data Date: October 15, 2001
Release Date: October 15, 2001
Active Date: October 17, 2001
Last Contact Date: October 15, 2001

217-782-6762

The Illinois Site Remediation Program sites database include sites in Illinois that are in the SRP program which establishes a voluntary, risk-based system of remediation based on protection of human health and the environment relative to current and future uses of a particular site.

SWF

Illinois Permitted Solid Waste / Inventory Facilities

Illinois Environmental Protection Agency
Bureau of Land
(217) 785-8604

Data Date: September 22, 1999
Release Date: November 17, 1999
Active Date: December 2, 1999
Last Contact Date: October 8, 2001

This state database lists sites which are regulated for solid waste disposal by the State of Illinois. This database also includes additional sites from the Illinois Inventory, including treatment facilities, surface impoundments, land application facilities, underground injection facilities, barrel areas, tank areas, recycling facilities, illegal dumps, waste piles, and transfer facilities. The type of facility is noted on the detailed data pages. Where address information is insufficient, these sites have been mapped by the latitude and longitude reported by the state.

LUST

Illinois Leaking Underground Storage Tank List

Illinois Environmental Protection Agency
Leaking Underground Storage Tank Section
(217) 782-6760

Data Date: October 15, 2001
Release Date: October 15, 2001
Active Date: October 17, 2001
Last Contact Date: October 17, 2001

The Illinois LUST list provides the location of known or suspected releases from underground storage tanks. It is updated bi-annually by the leaking underground storage tank section.

Agency Required Disclaimer: "This list of reported leaking underground storage tanks (LUST) is a non-verified unconfirmed list and should not be used or considered as a final Agency determination regarding whether releases have occurred at the sites on the list. Sites have been included in this list based on reports of release(s) at the site received by the Agency. The Agency in providing this list makes no representations regarding the accuracy of the information contained in the list. The Agency is in the process of confirming the type and size of release, if any; the proper owner or operator, and the location of each site."

UST

Illinois Registered Underground Storage Tank List

Office of the Illinois State Fire Marshal

(217) 785-5878

Data Date: November 5, 2001
Release Date: November 5, 2001
Active Date: November 20, 2001
Last Contact Date: November 21, 2001

The Illinois UST list provides the location of registered underground storage tanks.

EcoSearch Statistical Overview

Property Information				
Northwest corner of Stephenson St. and Henderson				
Freeport, IL 61032				
Latitude:	42.302222	N	Longitude:	89.612944 W

Search Parameters	
Report:	Priority Risk Report
Radii:	ASTM*
Zip Code(s):	61032
City:	Freeport Lancaster Twp Harlem Twp

FEDERAL DATABASES	Radius (miles)	Mappable Sites					Unmappable Sites		
		Total	Site	within 0.75mi	0.75 - 1.00mi	1.00 - 1.50mi	Zip Code	City	County
NPL	1.500	0	0	0	0	0	0	0	0
CERCLA (Active)	1.500	3	0	3	0	0	0	0	0
CERCLA (NFRAP Archive)	1.500	4	0	2	2	0	0	0	0
RCRA TSD	1.500	1	0	0	1	0	0	0	0
RCRA Generator	0.750	29	0	29	-	-	0	0	0
CORRACTS	1.500	3	0	2	1	0	0	0	0
ERNS	0.750	3	0	3	-	-	-	-	-
PADS	1.500	0	0	0	0	0	0	-	-
TRI	1.000	6	0	5	1	-	0	0	0
SSTS	1.500	2	0	2	0	0	0	0	0
DOCKET	1.500	3	0	2	1	0	0	0	0
TSCA	1.500	0	0	0	0	0	0	-	-

STATE DATABASES	Radius (miles)	Mappable Sites					Unmappable Sites		
		Total	Site	within 0.75mi	0.75 - 1.00mi	1.00 - 1.50mi	Zip Code	City	County
SCL (HWS)	1.500	2	0	1	1	0	0	0	0
SRP	1.500	2	0	2	0	0	0	0	0
SWF	1.500	23	0	13	6	4	0	0	0
LUST	1.000	18	0	14	4	-	0	0	0
UST	0.750	50	0	50	-	-	2	0	0

MANUAL GEOCODING: ^

For this city/township,

255

sites were manually plotted by EcoSearch.

* This database search and study radii meets or exceeds the ASTM (American Society of Testing and Materials) standards for a government records review. N/A denotes an ASTM-required database which is not available from the state.

^ Manual Geocoding: Plotting environmental site data using paper maps and phone calls to properly place the information on the map.

Accurate street addresses are required for records to be found at the study property.

Mappable Sites are environmental sites which were located and appear on the enclosed EcoSearch Map, Site Summary, and Detailed Data sections of the report. These sites are summarized based on proximity to the study site.

Unmappable Sites are governmental records with incomplete or inaccurate address information. These sites could not be located on the street map, but have been searched by the Zip Codes, Cities, and County specified in the search parameters. Further investigation of these sites and their relationship to your study site is necessary.

EcoSearch Environmental Resources, Inc. Priority Risk Report Map

Report ID: 2750-4202
Site: Northwest corner of Stephenson St. and Henderson
Freeport, IL 61032

- ★ Study Site
- ⊙ Study Site Matches Database

FEDERAL DATABASES

	Radius (mi)
■ NPL Sites	1.50
■ CERCLA (Active) Sites	1.50
■ CERCLA (NFRAP Archive) Sites	1.50
▲ RCRA TSD Sites	1.50
▲ RCRA Generator Sites	0.75
◆ CORRACTS Sites	1.50
▼ ERNS Sites	0.75
● PADS Sites	1.50
✚ TRI Sites	1.00
★ SSTs Sites	1.50
● DOCKET Sites	1.50
▼ TSCA Sites	1.50

STATE DATABASES

■ SCL (HWS) Sites	1.50
■ SRP Sites	1.50
◆ SWF Sites	1.50
◆ LUST Sites	1.00
◆ UST Sites	0.75

MULTIPLE MATCHES / AREAS

- ⊙ Two Database Matches
- ⊕ Three or More Matches
- ▨ Database Area Site

MAP LEGEND

■ Parks	— Streets
■ Incorp. Areas	— Secondary Roads
■ Water	— Primary Roads
■ Cemeteries	— Freeways
	— Railroads
	— Boundaries

Note: The information contained on this map is subject to the general disclaimer on the first page.

EcoSearch Environmental Resources, Inc.

Priority Risk Report Map

Report ID: 2750-4202
 Site: Northwest corner of Stephenson St. and Henderson
 Freeport, IL 61032

★ Study Site

⊙ Study Site Matches Database

FEDERAL DATABASES

NPL Sites 1.50

CERCLA (Active) Sites 1.50

CERCLA (NFRAP Archive) Sites 1.50

RCRA TSD Sites 1.50

RCRA Generator Sites 0.75

CORRACTS Sites 1.50

ERNS Sites 0.75

PADS Sites 1.50

TRI Sites 1.00

SSTS Sites 1.50

DOCKET Sites 1.50

TSCA Sites 1.50

STATE DATABASES

SCL (HWS) Sites 1.50

SRP Sites 1.50

SWF Sites 1.50

LUST Sites 1.00

UST Sites 0.75

MULTIPLE MATCHES / AREAS

Two Database Matches

Three or More Matches

Database Area Site

MAP LEGEND

Parks

Streets

Secondary Roads

Primary Roads

Freeways

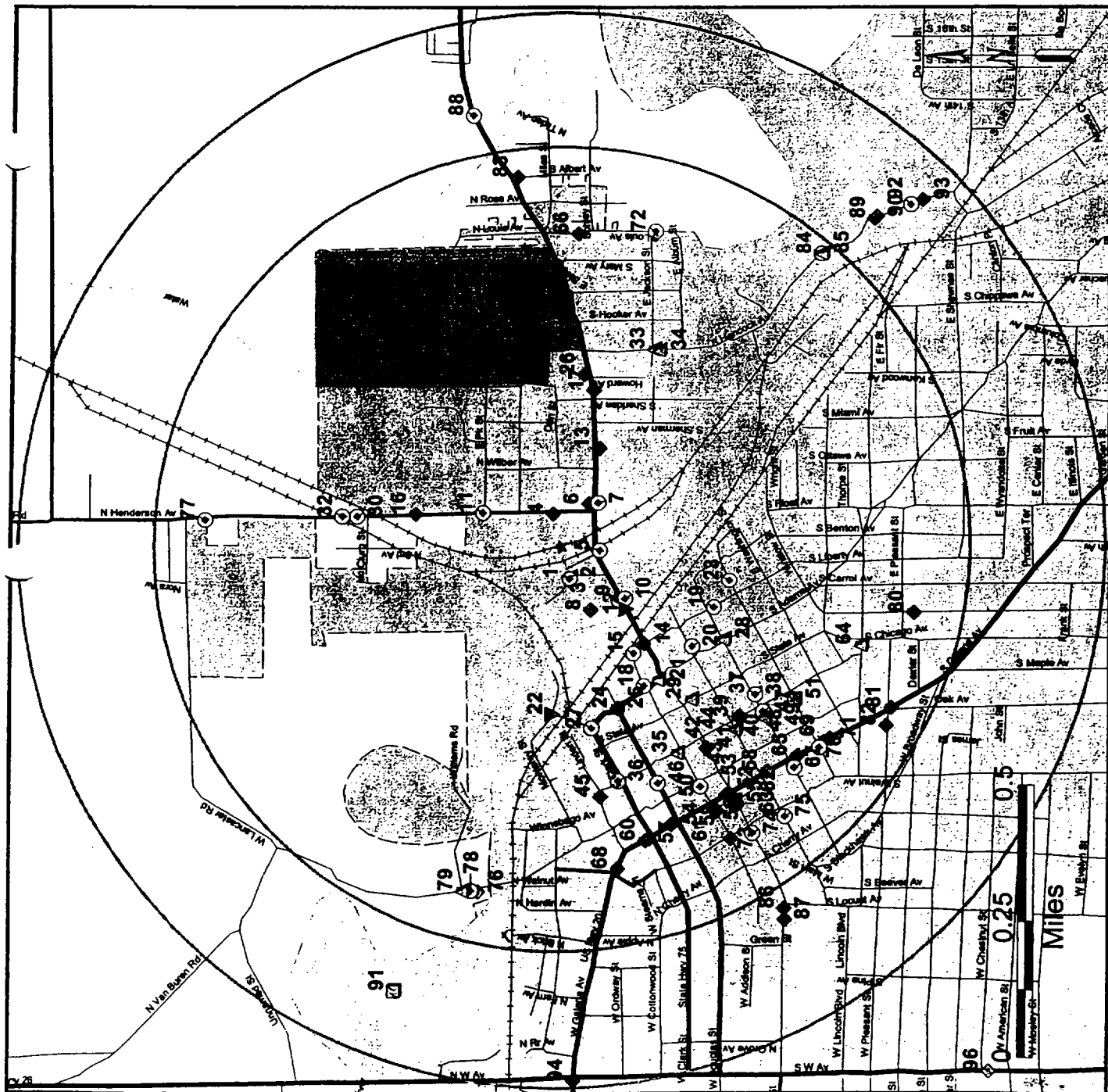
Railroads

Boundaries

Incorp. Areas

Water

Cemeteries



Note: The information contained on this map is subject to the general disclaimer on the first page.

EcoSearch Environmental Resources, Inc.

USGS 7.5 Minute Topographical Map

Report ID: 2750-4202

Site: Northwest corner of Stephenson St. and Henderson
Freeport, IL 61032

○ Target Area

Map Features are Color Coded

Black -- Cultural features such as roads and buildings.

Blue -- Hydrographic features such as lakes and rivers.

Brown -- Hypsographic (elevation) features shown by contour lines.

Green -- Woodland cover, scrub, orchards, and vineyards.

Red -- Important roads and public land survey system.

Purple -- Features added from aerial photographs during map revision.

The changes are not field checked.

A detailed Topographic Map Symbols pamphlet is available from EcoSearch free upon request.

Radii: 0.25 mile, 0.50 mile, 1.00 mile

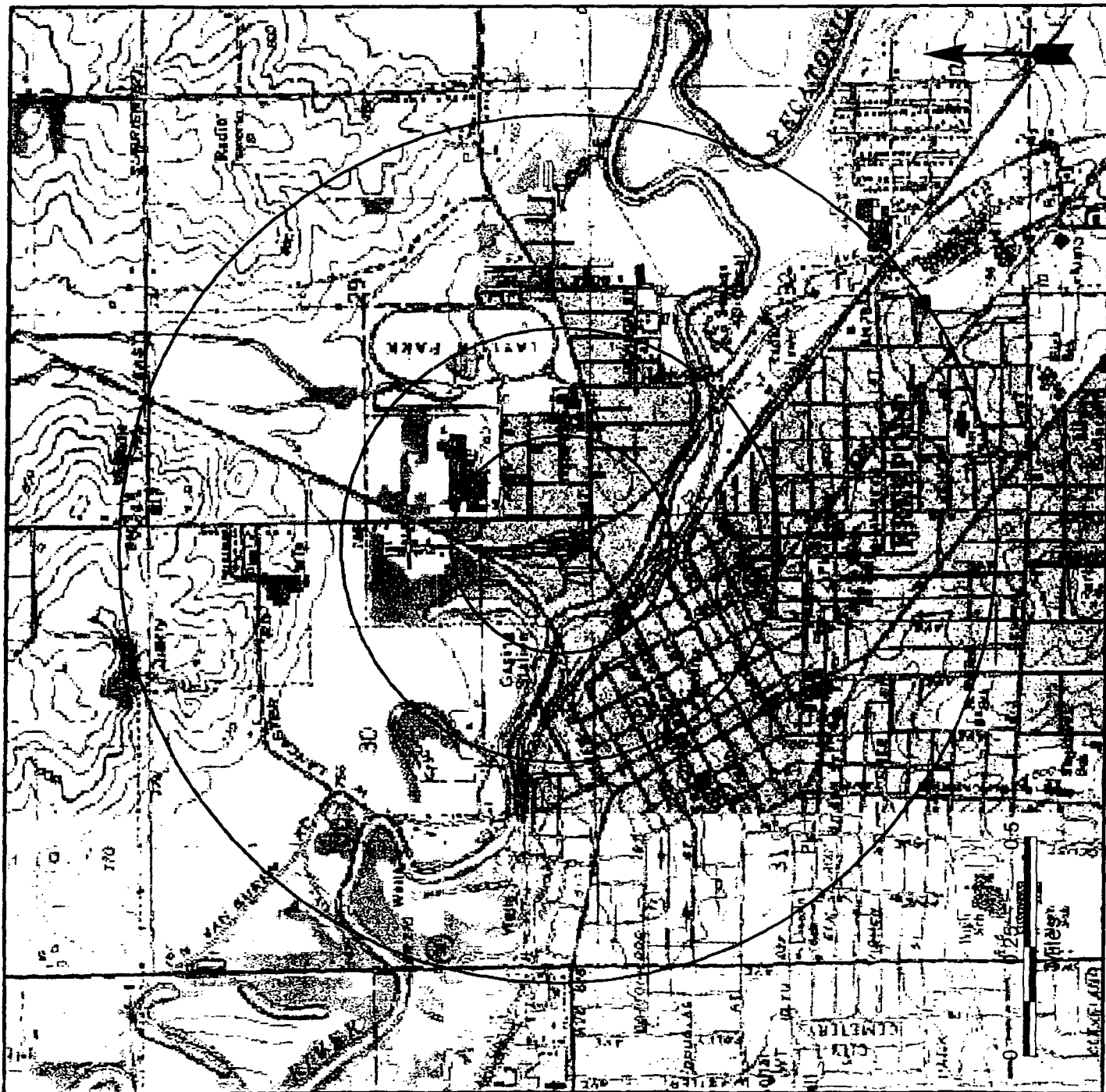
Topographical Maps:

Freeport East, IL -- 1971

Photorevised 1978



Freeport West, IL -- 1971

Photorevised 1978





Source: United States Geological Survey, 7.5 minute Topographic Map (Digital Raster Graphics)

Site Summary

<u>Map ID#</u>	<u>Database / Agency ID#</u>	<u>Site Name, Address, and County</u>	<u>Distance/Direction</u>
1	UST Illinois Underground Storage Tank 1-013230	UNITED PARCEL SERVICE 103 N COMMERCIAL AVE FREEPORT, IL 61032-3331 STEPHENSON	0.05907 mi WSW Manually Geocoded*
2	RCRA Generator RCRA Small Quantity Generator ILD981800741	UNITED PARCEL SERVICE 100 N COMMERCIAL AVE FREEPORT, IL 61032-3332 STEPHENSON	0.05917 mi WSW Manually Geocoded*
3A	LUST Illinois Leaking Underground Storage Tank 903163	UNITED PARCEL SERVICE 103 N COMMERCIAL AVE FREEPORT, IL 61032-3331 STEPHENSON	0.06243 mi WSW Manually Geocoded*
3B	UST Illinois Underground Storage Tank 1-026543	VACANT 104 N COMMERCIAL AVE FREEPORT, IL 61032-3332 STEPHENSON	0.06243 mi WSW Manually Geocoded*
4	UST Illinois Underground Storage Tank 1-013364	NORTHERN AGRICULTURAL SER INC 114 N HENDERSON RD FREEPORT, IL 61032-3336 STEPHENSON	0.06301 mi E Manually Geocoded*
5A	UST Illinois Underground Storage Tank 1-022465	BENNETT & HOEFER INC 407 E STEPHENSON ST FREEPORT, IL 61032-3342 STEPHENSON	0.07340 mi S Manually Geocoded*
5B	RCRA Generator RCRA Notifier Site ILD025479940	CRB GARAGE 407 E STEPHENSON ST FREEPORT, IL 61032-3342 STEPHENSON	0.07340 mi S Manually Geocoded*
5C	LUST Illinois Leaking Underground Storage Tank 891928	BENNETT & HOEFFER 407 E STEPHENSON ST FREEPORT, IL 61032-3342 STEPHENSON	0.07340 mi S Manually Geocoded*
6	UST Illinois Underground Storage Tank 1-032794		0.09642 mi ESE Manually Geocoded*
7A	LUST Illinois Leaking Underground Storage Tank 20002305	BOWEN OIL CO. 511 STEPHENSON ST. FREEPORT, IL 61032 STEPHENSON	0.10774 mi ESE Manually Geocoded*
7B	UST Illinois Underground Storage Tank 1-022198	BOCO SELF-SERV D/B/A BOWEN OIL CO. 511 E STEPHENSON ST FREEPORT, IL 61032-3427 STEPHENSON	0.10774 mi ESE Manually Geocoded*
8	SWF Illinois Solid Waste Facility 1770200006		0.13243 mi WSW Agency Provided Lat/Long**
9A	LUST Illinois Leaking Underground Storage Tank 951696	JH PATTERSON CO. 324 E STEPHENSON ST FREEPORT, IL 61032-3341 STEPHENSON	0.14837 mi SW Manually Geocoded*
9B	UST Illinois Underground Storage Tank 1-012667	JH PATTERSON 324 E STEPHENSON ST FREEPORT, IL 61032-3341 STEPHENSON	0.14837 mi SW Manually Geocoded*

Site Summary

<u>Map ID#</u>	<u>Database / Agency ID#</u>	<u>Site Name, Address, and County</u>	<u>Distance/Direction</u>
10A	UST Illinois Underground Storage Tank 1-021783	MICRO SWITCH-DIV OF HONEYWELL 323 E STEPHENSON ST FREEPORT, IL 61032-3340 STEPHENSON	0.15536 mi SW Manually Geocoded*
10B	SWF Illinois Solid Waste / Inventory Facility 1770205012	MICRO SWITCH PLANT 1 323 E STEPHENSON ST FREEPORT, IL 61032	0.15536 mi SW Manually Geocoded*
10C	TRI Toxic Release Inventory Site 61032MCRSW323ES	HONEYWELL INC. MICRO SWITCH DIV. 323 E STEPHENSON ST FREEPORT, IL 61032-3340 STEPHENSON	0.15536 mi SW Manually Geocoded*
10D	RCRA Generator RCRA Large Quantity Generator ILD980997118	HONEYWELL INC MICRO SWITCH PLT 1 323 E STEPHENSON ST FREEPORT, IL 61032-3340 STEPHENSON	0.15536 mi SW Manually Geocoded*
11A	UST Illinois Underground Storage Tank 1-029200	THERMOS OUTSIDE WAREHOUST 303 N HENDERSON RD FREEPORT, IL 61032-9014 STEPHENSON	0.15559 mi NNE
11B	UST Illinois Underground Storage Tank 1-024562	KING SEELEY THERMOS CO 303 N HENDERSON RD FREEPORT, IL 61032-9014 STEPHENSON	0.15559 mi NNE
12	ERNS Emergency Response Notification System 172134		0.17030 mi SW Manually Geocoded*
13	UST Illinois Underground Storage Tank 1-032221	FREEPORT CITY OF 641 E STEPHENSON ST FREEPORT, IL 61032-3456 STEPHENSON	0.19735 mi ESE Manually Geocoded*
14	UST Illinois Underground Storage Tank 1-031684	EMPTY LOT 206-216 E STEPHENSON ST FREEPORT, IL 61032-4214 STEPHENSON	0.23980 mi WSW Manually Geocoded*
15A	SRP Illinois Site Remediation Program 1770205008	BURGESS, INC. 300 EAST EXCHANGE STREET FREEPORT, IL 61032 STEPHENSON	0.24222 mi WSW Manually Geocoded*
15B	RCRA Generator RCRA Notifier Site ILD074562315	BURGESS INC FOOT OF EXCHANGE ST FREEPORT, IL 61032 STEPHENSON	0.24222 mi WSW Manually Geocoded*
15C	LUST Illinois Leaking Underground Storage Tank 900152	BURGESS INC. EXCHANGE ST. FREEPORT, IL 61032 STEPHENSON	0.24222 mi WSW Manually Geocoded*
15D	ERNS Emergency Response Notification System 311611		0.24222 mi WSW Manually Geocoded*
15E	UST Illinois Underground Storage Tank 1-031574	BURGESS INC 300 E EXCHANGE ST FREEPORT, IL 61032 STEPHENSON	0.24222 mi WSW Manually Geocoded*



Site Summary

<u>Map ID#</u>	<u>Database / Agency ID#</u>	<u>Site Name, Address, and County</u>	<u>Distance/Direction</u>
15F	SCL (HWS) Illinois State Category List Site ECO791	BURGESS, INC FREEPORT, IL STEPHENSON	0.24222 mi WSW Manually Geocoded*
15G	CERCLA CERCLA Site ILD074562315	BURGESS INCORPORATION FOOT OF EXCHANGE STREET FREEPORT, IL 61032 STEPHENSON	0.24222 mi WSW Manually Geocoded*
16	UST Illinois Underground Storage Tank 1-024109	FERRELLGAS 400 N HENDERSON RD FREEPORT, IL 61032-9015 STEPHENSON	0.27364 mi NNE Manually Geocoded*
17	UST Illinois Underground Storage Tank 1-037138	FREEPORT SCHOOL DIST 145 740 E STEPHENSON ST FREEPORT, IL 61032-3451 STEPHENSON	0.29879 mi E Manually Geocoded*
18A	SWF Illinois Solid Waste Facility 1770200001	FREEPORT MUNICIPAL 1 FREEPORT, IL 61032	0.30335 mi WSW Manually Geocoded*
18B	UST Illinois Underground Storage Tank 1-028778	SANITARY CLEANERS 130 E EXCHANGE ST FREEPORT, IL 61032-4122 STEPHENSON	0.30335 mi WSW Manually Geocoded*
18C	RCRA Generator RCRA Small Quantity Generator ILD085226918	SANITARY CLEANERS INC 130 E EXCHANGE ST FREEPORT, IL 61032-4122 STEPHENSON	0.30335 mi WSW Manually Geocoded*
19A	RCRA Generator RCRA Small Quantity Generator IL0000120170	NICOR GAS 216 S LIBERTY AVE FREEPORT, IL 61032-5145 STEPHENSON	0.30572 mi SSW Manually Geocoded*
19B	UST Illinois Underground Storage Tank 1-021675	FREEPORT REPORTINE CENTER 216 S LIBERTY AVE FREEPORT, IL 61032-5145 STEPHENSON	0.30572 mi SSW Manually Geocoded*
19C	SRP Illinois Site Remediation Program 1770205095	NORTHERN ILLINOIS GAS 216 S LIBERTY AVE FREEPORT, IL 61032-5145 STEPHENSON	0.30572 mi SSW Manually Geocoded*
20A	CERCLA CERCLA Site ILSFN0508016	RALEIGH BUILDING 223 MAIN STREET FREEPORT, IL 60425 STEPHENSON	0.30759 mi SW Manually Geocoded*
20B	UST Illinois Underground Storage Tank 1-010333	ABANDONED FACILITY (FORMERLY WT RAWLEIGH) 223 E MAIN ST FREEPORT, IL 61032-4208 STEPHENSON	0.30759 mi SW Manually Geocoded*
20C	RCRA Generator RCRA Notifier Site ILD982643041	MICRO SWITCH RAWLEIGH BLDG 223 E MAIN ST FREEPORT, IL 61032-4208 STEPHENSON	0.30759 mi SW Manually Geocoded*
20D	DOCKET Civil Enforcement Docket 05-85-0211A	RAWLEIGH W T CO 223 225 E MAIN ST FREEPORT, IL 61032	0.30759 mi SW Manually Geocoded*

Site Summary

<u>Map ID#</u>	<u>Database / Agency ID#</u>	<u>Site Name, Address, and County</u>	<u>Distance/Direction</u>
21	RCRA Generator RCRA Small Quantity Generator IL0000026021	QUALITY AUTO BODY 101 107 N ADAMS FREEPORT, IL 61032 STEPHENSON	0.30835 mi WSW Manually Geocoded*
22	ERNS Emergency Response Notification System 129798	N. END OF ADAMS ST. ELECTRICAL SUBSTATION FREEPORT, IL STEPHENSON	0.31244 mi W Manually Geocoded*
23A	UST Illinois Underground Storage Tank 1-025324	MILLS SPECIALTY PRODUCTS INC 320 E JACKSON ST FREEPORT, IL 61032-5137 STEPHENSON	0.31766 mi SSW
23B	UST Illinois Underground Storage Tank 8-000262	MILLS SPECIALTY PRODUCTS 320 E JACKSON ST FREEPORT, IL 61032-5137 STEPHENSON	0.31766 mi SSW
24	RCRA Generator RCRA Small Quantity Generator IL0000232363	ALBER TOWING AND AUTO CENTER 128 E DOUGLAS ST FREEPORT, IL 61032-4116 STEPHENSON	0.31959 mi WSW Manually Geocoded*
25	UST Illinois Underground Storage Tank 1-029784	UNION DAIRY FARMS 126 E DOUGLAS ST FREEPORT, IL 61032-4116 STEPHENSON	0.32043 mi WSW Manually Geocoded*
26	UST Illinois Underground Storage Tank 1-021301	FREEPORT SCHOOL DISTRICT 145 806 E STEPHENSON ST FREEPORT, IL 61032-3434 STEPHENSON	0.32519 mi E Manually Geocoded*
27A	RCRA Generator RCRA Small Quantity Generator ILD005145800	FURST MCNESS CO 120 E CLARK ST FREEPORT, IL 61032-3328 STEPHENSON	0.34384 mi W Manually Geocoded*
27B	TRI Toxic Release Inventory Site 61032FRSTM120EC	FURST-MCNESS CO. 120 E CLARK ST FREEPORT, IL 61032-3328 STEPHENSON	0.34384 mi W Manually Geocoded*
27C	SSTS Section Seven Tracking System 001304IL 001	FURST-MCNESS COMPANY 120 E CLARK ST FREEPORT, IL 61032-3328	0.34384 mi W Manually Geocoded*
28	RCRA Generator RCRA Small Quantity Generator ILD102372331	STILSON AUTO BODY 201 S ADAMS AVE FREEPORT, IL 61032-5116 STEPHENSON	0.34933 mi SW
29	RCRA Generator RCRA Notifier Site ILD982628596	FREEPORT JOURNAL STANDARD 27 S STATE AVE FREEPORT, IL 61032-4210 STEPHENSON	0.37425 mi WSW
30A	SWF Illinois Solid Waste / Inventory Facility 1770205119	FREEPORT AUTO PARTS 530 N HENDERSON FREEPORT, IL 61032	0.37893 mi NNE Manually Geocoded*
30B	SWF Illinois Solid Waste / Inventory Facility 1770205119	FREEPORT AUTO PARTS 530 N HENDERSON FREEPORT, IL 61032	0.37893 mi NNE Manually Geocoded*


Site Summary

<u>Map ID#</u>	<u>Database / Agency ID#</u>	<u>Site Name, Address, and County</u>	<u>Distance/Direction</u>
30C	SWF Illinois Solid Waste / Inventory Facility 1770205119	FREEPORT AUTO PARTS 530 N HENDERSON FREEPORT, IL 61032	0.37893 mi NNE Manually Geocoded*
31	RCRA Generator RCRA Small Quantity Generator ILR000034694	FREEPORT PK DIST-TAYLOR PK STEPHENSON AT HANCOCK FREEPORT, IL 61032 STEPHENSON	0.38713 mi E Manually Geocoded*
32A	CORRACTS RCRA CORRACTS (Corrective Action) Site ILD095310066	SAUER SUNDSTRAND 580 N HENDERSON RD FREEPORT, IL 61032-9017 STEPHENSON	0.40516 mi N
32B	CERCLA CERCLA Site (Delisted NFRAP Site) ILD095310066	SAUER-SUNDSTRAND COMPANY 580 N HENDERSON RD FREEPORT, IL 61032-9017 STEPHENSON	0.40516 mi N
33	RCRA Generator RCRA Notifier Site ILR000011932	TNT STEEL INDUSTRIES 100 S HANCOCK AVE FREEPORT, IL 61032-5307 STEPHENSON	0.40803 mi ESE
34	RCRA Generator RCRA Small Quantity Generator ILT180010936	MODERN PLATING CORP PLT 1 121 S HANCOCK AVE FREEPORT, IL 61032-5306 STEPHENSON	0.41075 mi ESE
35	RCRA Generator RCRA Small Quantity Generator ILR000014498	FREEPORT POST OFFICE 103 N CHICAGO AVE FREEPORT, IL 61032-4100 STEPHENSON	0.44125 mi WSW
36A	LUST Illinois Leaking Underground Storage Tank 900440		0.44968 mi W Manually Geocoded*
36B	UST Illinois Underground Storage Tank 1-028677		0.44968 mi W
37	RCRA Generator RCRA Notifier Site ILD005199583	WAGNER PRINTING CO 19 E SPRING ST FREEPORT, IL 61032-4338 STEPHENSON	0.45214 mi SW Manually Geocoded*
38A	RCRA Generator RCRA Small Quantity Generator ILD981001001	MICRO SWITCH PLANT 6 15 E SPRING ST FREEPORT, IL 61032-4338 STEPHENSON	0.45429 mi SW Manually Geocoded*
38B	TRI Toxic Release Inventory Site 61032MCRSW15EAS	HONEYWELL INC. MICRO SWITCH DIV. 15 E SPRING ST FREEPORT, IL 61032-4338 STEPHENSON	0.45429 mi SW Manually Geocoded*
39	LUST Illinois Leaking Underground Storage Tank 950633	PIZZA SHACK 123 S CHICAGO AVE FREEPORT, IL 61032-4334 STEPHENSON	0.45792 mi SW
40	UST Illinois Underground Storage Tank 1-034019	PIZZA SHACK 125 S CHICAGO AVE FREEPORT, IL 61032-4334 STEPHENSON	0.45924 mi SW Manually Geocoded*



Site Summary

<u>Map ID#</u>	<u>Database / Agency ID#</u>	<u>Site Name, Address, and County</u>	<u>Distance/Direction</u>
41	UST Illinois Underground Storage Tank 1-029998	RON RUSSELL MENS WEAR 26 W STEPHENSON ST FREEPORT, IL 61032-4220 STEPHENSON	0.46192 mi WSW Manually Geocoded*
42	UST Illinois Underground Storage Tank 1-029999	RINGERS JEWELERS 28 W STEPHENSON ST FREEPORT, IL 61032-4220 STEPHENSON	0.46311 mi WSW Manually Geocoded*
43	UST Illinois Underground Storage Tank 1-030000	FANNIE MAY CANDIES 30 W STEPHENSON ST FREEPORT, IL 61032-4220 STEPHENSON	0.46430 mi WSW Manually Geocoded*
44	RCRA Generator RCRA Small Quantity Generator ILR000034363	ONE HOUR CLEANERS 19 W MAIN ST FREEPORT, IL 61032-4215 STEPHENSON	0.46974 mi SW
45	UST Illinois Underground Storage Tank 1-025958	BLACK DOT GRAPHICS 10 W LINDEN ST FREEPORT, IL 61032-3310 STEPHENSON	0.47132 mi W
46A	UST Illinois Underground Storage Tank 8-000798	STATE BANK OF FREEPORT 50 W DOUGLAS ST FREEPORT, IL 61032-4129 STEPHENSON	0.47686 mi WSW
46B	UST Illinois Underground Storage Tank 1-028395	STATE BANK OF FREEPORT 50 W DOUGLAS ST FREEPORT, IL 61032-4129 STEPHENSON	0.47686 mi WSW
47	RCRA Generator RCRA Notifier Site ILD982650756	ROYS FOUNTAIN CAFE 12 W SPRING ST FREEPORT, IL 61032-4317 STEPHENSON	0.48451 mi SW
48A	RCRA Generator RCRA Small Quantity Generator ILD980997803	MICRO SWITCH PLT 2 11 W SPRING ST FREEPORT, IL 61032-4316 STEPHENSON	0.48467 mi SW
48B	TRI Toxic Release Inventory Site 61032MCRSW11WES	MICRO SWITCH A HONEYWELL DIV. 11 W SPRING ST FREEPORT, IL 61032-4316 STEPHENSON	0.48467 mi SW
49	RCRA Generator RCRA Notifier Site ILD048956536	KEVIN KEN CAR CO 30 W SPRING ST FREEPORT, IL 61032-4317 STEPHENSON	0.49476 mi SW
50A	UST Illinois Underground Storage Tank 1-036725	NORTHWESTERN TITLE COMPANY 116 W EXCHANGE ST FREEPORT, IL 61032-4107 STEPHENSON	0.51713 mi WSW
50B	LUST Illinois Leaking Underground Storage Tank 981768	NORTHWESTERN TITLE CO. 116 W EXCHANGE ST FREEPORT, IL 61032-4107 STEPHENSON	0.51713 mi WSW
51	CERCLA CERCLA Site (Delisted NFRAP Site) ILD000949370	HONEYWELL MICRO SWITCH DIV 21 W JACKSON ST FREEPORT, IL 61032-5138 STEPHENSON	0.51863 mi SW


Site Summary

<u>Map ID#</u>	<u>Database / Agency ID#</u>	<u>Site Name, Address, and County</u>	<u>Distance/Direction</u>
52	LUST Illinois Leaking Underground Storage Tank 890215	CLARK OIL #393 20 N GALENA AVE FREEPORT, IL 61032-4302 STEPHENSON	0.55508 mi WSW
53	UST Illinois Underground Storage Tank 1-028196	PLAGER HASTING & KRUG LTD 10 N GALENA AVE FREEPORT, IL 61032-4360 STEPHENSON	0.55542 mi WSW
54	UST Illinois Underground Storage Tank 1-009869	CLARK 393 220 N GALENA AVE FREEPORT, IL 61032-4006 STEPHENSON	0.55637 mi WSW
55	LUST Illinois Leaking Underground Storage Tank 912352	STEPHENSON COUNTY SHERIFF 15 N GALENA AVE FREEPORT, IL 61032-4348 STEPHENSON	0.55831 mi WSW Manually Geocoded*
56	UST Illinois Underground Storage Tank 1-017743	STEPHENSON COUNTY SHERIFF'S DEPT 204 W EXCHANGE ST FREEPORT, IL 61032-4109 STEPHENSON	0.56147 mi WSW
57	UST Illinois Underground Storage Tank 1-018407	FS FARMTOWN 303 N GALENA AVE FREEPORT, IL 61032-3903 STEPHENSON	0.56741 mi WSW
58	SWF Illinois Solid Waste / Inventory Facility 1770200029	STEPHENSON CO FARM 118 SOUTH GALENA AVE FREEPORT, IL 61032	0.56761 mi SW
59	UST Illinois Underground Storage Tank 1-033152	JOHN GRAFF LAW OFFICE 217 W EXCHANGE ST FREEPORT, IL 61032-4108 STEPHENSON	0.56917 mi WSW
60	UST Illinois Underground Storage Tank 1-012880	GOODYEAR LEASED FACILITY 309 N GALENA AVE FREEPORT, IL 61032-3903 STEPHENSON	0.56926 mi WSW Manually Geocoded*
61	UST Illinois Underground Storage Tank 1-035487		0.57210 mi WSW
62	RCRA Generator RCRA Small Quantity Generator ILD981787609	HULBURT CLEANERS 222 W STEPHENSON ST FREEPORT, IL 61032-4325 STEPHENSON	0.57525 mi WSW Manually Geocoded*
63	DOCKET Civil Enforcement Docket 05-96-0629A	CITY OF FREEPORT 230 W STEPHENSON ST FREEPORT, IL 61032-4359 STEPHENSON	0.58000 mi WSW Manually Geocoded*
64	RCRA Generator RCRA Small Quantity Generator ILD168133510	NORMS AUTO BODY SERVICE 32 W IROQUOIS ST FREEPORT, IL 61032-5131 STEPHENSON	0.58331 mi SSW
65	UST Illinois Underground Storage Tank 1-010322	GENERAL AUTO PARTS 223 S GALENA AVE FREEPORT, IL 61032-5106 STEPHENSON	0.58733 mi SW

Site Summary

<u>Map ID#</u>	<u>Database / Agency ID#</u>	<u>Site Name, Address, and County</u>	<u>Distance/Direction</u>
66	CORRACTS RCRA CORRACTS (Corrective Action) Site ILD984907451	BORDNER MFG CO 101 S LOUIS AVE FREEPORT, IL 61032-5333 STEPHENSON	0.58810 mi E
67A	UST Illinois Underground Storage Tank 1-018404	FAST STOP 221 W SPRING ST FREEPORT, IL 61032-4320 STEPHENSON	0.59792 mi SW
67B	UST Illinois Underground Storage Tank 1-018406	STEPHENSON SERVICE COMPANY 221 W SPRING ST FREEPORT, IL 61032-4320 STEPHENSON	0.59792 mi SW
68	UST Illinois Underground Storage Tank 1-040366		0.60676 mi W
69	UST Illinois Underground Storage Tank 1-010281	STAR SERVICE STATION 312 S GALENA AVE FREEPORT, IL 61032-5127 STEPHENSON	0.60717 mi SW
70A	UST Illinois Underground Storage Tank 1-039855	VACANT 200 W JACKSON ST FREEPORT, IL 61032-5143 STEPHENSON	0.60795 mi SW
70B	LUST Illinois Leaking Underground Storage Tank 20001844		0.60795 mi SW
71	LUST Illinois Leaking Underground Storage Tank 921090	GILLAN, CAL & EILEEN 321 S GALENA AVE FREEPORT, IL 61032-5126 STEPHENSON	0.61218 mi SW Manually Geocoded*
72A	CERCLA CERCLA Site ILD984907451	BORDNER MANUFACTURING COMPANY 101 S LOUIS AVE FREEPORT, IL 61032-5333 STEPHENSON	0.61593 mi ESE Manually Geocoded*
72B	SWF Illinois Solid Waste / Inventory Facility 1770200038	BORDNER MFG CO 101 S LOUIS ST FREEPORT, IL 61032	0.61593 mi ESE Manually Geocoded*
72C	RCRA Generator RCRA Notifier Site ILD984907451	BORDNER MFG CO 101 S LOUIS AVE FREEPORT, IL 61032-5333 STEPHENSON	0.61593 mi ESE Manually Geocoded*
73	LUST Illinois Leaking Underground Storage Tank 930078	GOULD INC. 300 EAST EXCHANGE ST. FREEPORT, IL 61032 STEPHENSON	0.62757 mi WSW Manually Geocoded*
74A	UST Illinois Underground Storage Tank 8-000891	FREEPORT PUBLIC LIBRARY 314 W STEPHENSON ST FREEPORT, IL 61032-4327 STEPHENSON	0.63995 mi WSW
74B	UST Illinois Underground Storage Tank 1-028529	FREEPORT PUBLIC LIBRARY 314 W STEPHENSON ST FREEPORT, IL 61032-4327 STEPHENSON	0.63995 mi WSW

Site Summary

<u>Map ID#</u>	<u>Database / Agency ID#</u>	<u>Site Name, Address, and County</u>	<u>Distance/Direction</u>
75A	UST Illinois Underground Storage Tank 8-001767	WALKER MORTUARY INC 321 W MAIN ST FREEPORT, IL 61032-4314 STEPHENSON	0.65172 mi WSW
75B	UST Illinois Underground Storage Tank 1-029061	WALKER MORTUARY INC 321 W MAIN ST FREEPORT, IL 61032-4314 STEPHENSON	0.65172 mi WSW
76	SWF Illinois Solid Waste / Inventory Facility 1770205122	WERKHEISER, ROBERT AND DONNA 678 N VAN BUREN RD FREEPORT, IL 61032	0.65564 mi W Manually Geocoded*
77A	RCRA Generator RCRA Small Quantity Generator ILD095310066		0.65650 mi N Manually Geocoded*
77B	TRI Toxic Release Inventory Site 61032SNDST580NH	SAUER-SUNDSTRAND CO. 580 N HENDERSON RD FREEPORT, IL 61032-9017 STEPHENSON	0.65650 mi N Manually Geocoded*
78A	SWF Illinois Solid Waste / Inventory Facility 1770205127	IRVINS MOTORS 700 N VAN BUREN FREEPORT, IL 61032	0.65719 mi W Manually Geocoded*
78B	SWF Illinois Solid Waste / Inventory Facility 1770205127	IRVINS MOTORS 700 N VAN BUREN FREEPORT, IL 61032	0.65719 mi W Manually Geocoded*
78C	SWF Illinois Solid Waste / Inventory Facility 1770205127	IRVINS MOTORS 700 N VAN BUREN FREEPORT, IL 61032	0.65719 mi W Manually Geocoded*
79	RCRA Generator RCRA Transporter ILD115934606	GILLS FREEPORT DISPOSAL INC 735 N VAN BUREN AVE FREEPORT, IL 61032-8375 STEPHENSON	0.66034 mi WNW Manually Geocoded*
80	UST Illinois Underground Storage Tank 1-029990	ST MARY CHURCH 704 S STATE AVE FREEPORT, IL 61032-5651 STEPHENSON	0.66103 mi SSW
81	LUST Illinois Leaking Underground Storage Tank 902554	KERR MCGEE REFINING CORP. 601 S GALENA AVE FREEPORT, IL 61032-5510 STEPHENSON	0.67855 mi SSW Manually Geocoded*
82	UST Illinois Underground Storage Tank 1-027259	ST JOSEPHS CATHOLIC CHURCH 202 W PLEASANT ST FREEPORT, IL 61032-5526 STEPHENSON	0.68651 mi SW Manually Geocoded*
83	SWF Illinois Solid Waste / Inventory Facility 1770200044	FREEDOM OF RESIDENTS ASSOC RTE 75 & ALBERT ST FREEPORT, IL 61032	0.69779 mi E Manually Geocoded*
84A	SSTS Section Seven Tracking System 041204IL 001	STEPHENSON SERVICE COMPANY (CB) (CB) 410-502 S HANCOCK AVE FREEPORT, IL 61032-5311	0.72712 mi ESE Manually Geocoded*

Site Summary

<u>Map ID#</u>	<u>Database / Agency ID#</u>	<u>Site Name, Address, and County</u>	<u>Distance/Direction</u>
84B	RCRA Generator RCRA Small Quantity Generator ILD984888602	STEPHENSON SVC CO 410 S HANCOCK AVE FREEPORT, IL 61032-5311 STEPHENSON	0.72712 mi ESE Manually Geocoded*
85	RCRA Generator RCRA Notifier Site ILT180011116	STEPHENSON SERVICE CO 416 S HANCOCK AVE FREEPORT, IL 61032-5311 STEPHENSON	0.72925 mi ESE Manually Geocoded*
86	LUST Illinois Leaking Underground Storage Tank 901899	TIM'S STANDARD 504 W STEPHENSON ST FREEPORT, IL 61032-5004 STEPHENSON	0.78845 mi WSW
87	LUST Illinois Leaking Underground Storage Tank 902692	ECONOMY FIRE & CASUALTY CO. 535 W STEPHENSON ST FREEPORT, IL 61032-5003 STEPHENSON	0.80601 mi WSW Manually Geocoded*
88A	SWF Illinois Solid Waste / Inventory Facility 1770205117	A&B AUTO & TRUCK PARTS RR 1 & IL RTE 75 E FREEPORT, IL 61032	0.82521 mi E Manually Geocoded*
88B	SWF Illinois Solid Waste / Inventory Facility 1770205117	A&B AUTO & TRUCK PARTS RR 1 & IL RTE 75 E FREEPORT, IL 61032	0.82521 mi E Manually Geocoded*
88C	SWF Illinois Solid Waste / Inventory Facility 1770205117	A&B AUTO & TRUCK PARTS RR 1 & IL RTE 75 E FREEPORT, IL 61032	0.82521 mi E Manually Geocoded*
89	CORRACTS RCRA CORRACTS (Corrective Action) Site ILD005172325	MODERN PLATING CORP 701 S HANCOCK AVE FREEPORT, IL 61032-5316 STEPHENSON	0.84062 mi SE
90	SWF Illinois Solid Waste / Inventory Facility 1770200026	STEPHENSON SERVICE COMPANY 615 SOUTH HANCOCK FREEPORT, IL 61032	0.84602 mi SE Manually Geocoded*
91	CERCLA CERCLA Site (Delisted NFRAP Site) ILD981958408	FREEPORT PUBLIC WELLS 42/19/40/0 089/04 0 FREEPORT, IL 61032 STEPHENSON	0.87263 mi WNW Manually Geocoded*
92A	CERCLA CERCLA Site (Delisted NFRAP Site) ILD005172325	MODERN PLATING CORP PLT II 701-752 S HANCOCK AVE FREEPORT, IL 61032-5316 STEPHENSON	0.90583 mi SE Manually Geocoded*
92B	SCL (HWS) Illinois State Category List Site ECO78	MODERN PLATING FREEPORT, IL 61032-0000 STEPHENSON	0.90583 mi SE Manually Geocoded*
92C	TRI Toxic Release Inventory Site 61032MDRNP701SH	MODERN PLATING CORP. 701 S HANCOCK AVE FREEPORT, IL 61032-5316 STEPHENSON	0.90583 mi SE Manually Geocoded*
92D	DOCKET Civil Enforcement Docket 05-86-0267C	MODERN PLATING CORP PLT 2 701 S HANCOCK AVE FREEPORT, IL 61032-5316 STEPHENSON	0.90583 mi SE Manually Geocoded*

Site Summary

<u>Map ID#</u>	<u>Database / Agency ID#</u>	<u>Site Name, Address, and County</u>	<u>Distance/Direction</u>
92E	SWF Illinois Solid Waste / Inventory Facility 1770200007	MODERN PLATING CORP-CHEMFIX FREEPORT, IL 61032	0.90583 mi SE Manually Geocoded*
92F	RCRA TSD RCRA TSD Site ILD005172325	MODERN PLATING CORP 701 S HANCOCK AVE FREEPORT, IL 61032-5316 STEPHENSON	0.90583 mi SE Manually Geocoded*
92G	SWF Illinois Solid Waste / Inventory Facility 1770200010	MODERN PLATING CORP-PLANT 2 701 S HANCOCK AVE FREEPORT, IL 61032	0.90583 mi SE Manually Geocoded*
93	LUST Illinois Leaking Underground Storage Tank 932422	INTERCITY BOX & PLASTIC CO. 730 S HANCOCK AVE FREEPORT, IL 61032-5317 STEPHENSON	0.92709 mi SE Manually Geocoded*
94	LUST Illinois Leaking Underground Storage Tank 20002044	ILL. DEPT. OF TRANSPORTATION 890 W GALENA AVE FREEPORT, IL 61032-3974 STEPHENSON	0.98629 mi W
95	SWF Illinois Solid Waste Facility 1778040001	GALLAGHER LANDFILL SE CORNER ISLAND AND RR FREEPORT, IL 61032	1.12179 mi W Manually Geocoded*
96	SWF Illinois Solid Waste / Inventory Facility 1770200025	DOWNING AND OTTE 1017 S WEST AVE FREEPORT, IL 61032	1.25073 mi WSW
97	SWF Illinois Solid Waste / Inventory Facility 1770200023	FREEPORT, CITY OF RTE 20, .25 MI W OF RT 26 FREEPORT, IL 61032	1.25290 mi W Manually Geocoded*
98	SWF Illinois Solid Waste Facility 1770200005	WINTER CONSTRUCTION 1840 SO WALNUT FREEPORT, IL 61032	1.44836 mi WNW Agency Provided Lat/Long**

* - Manually Geocoded: Site plotted or corrected using paper maps, phone calls, and other resources to properly place the site on the map.

** - Agency Provided Lat/Long: Site plotted using the latitude and longitude given by the federal or state government agency.

*** - Area Manually Plotted: Area manually drawn using digital and paper maps.

Unmappable Sites

A limitation of many records of governmental databases is incomplete or incorrect address information. Without proper addresses, it is more difficult to locate and map these sites.

Instead of leaving these potentially important sites out of the manually geocoded EcoSearch report, we implement a painstaking manual geocoding strategy aimed at plotting these unmappable sites by looking at zip codes, city names, and county names identified with the radius around your study site. The zip codes, cities, and counties searched are identified on the EcoSearch Statistical Overview page.

Our sophisticated mapping software, enhanced TIGER street maps, and address correction database processing methods find and plot most environmental sites. We then perform manual geocoding, plotting those sites the computer fails to find using a variety of resources. These include using our in-house collection of paper maps, directories, cross-referencing database information, and calling post offices, local government, or the sites themselves to accurately locate environmental records. We also correct obvious TIGER street map errors and omissions.

This effort at manual geocoding results in a short or non-existent orphan/unmappable list and increases accuracy and reliability of the data in our reports. The EcoSearch Instant Online and Preview reports take advantage of all previous geocoding work that has been done providing the highest quality report virtually instantaneously. The potential remains that an order can be placed in an area which has not been worked, thus resulting in more unmappables than typically associated with an EcoSearch report.

The limited number of sites which could not be reasonably found through our geocoding strategy are presented in this section for further review to assess their impact on your study site.

After the summary unmappable site information, the detailed data follows.

Unmappable Sites

<u>Database</u>	<u>Agency ID#</u>	<u>Site Name and Address</u>	<u>County</u>
UST Illinois Underground Storage Tank	1-037356	NORTHERN ILLINOIS HARVESTORE INC PO BOX 720 FREEPORT, IL 61032-0720	STEPHENSON
UST Illinois Underground Storage Tank	1-009529	RIP TRACK TOOL HOUSE NO ST ADDRESS PROVIDED FREEPORT, IL 61032	STEPHENSON

Illinois UST Data

Illinois Registered Underground Storage Tank Data

Map ID#:	1UN	Distance (mi):	0.00000	Name:	NORTHERN ILLINOIS HARVESTORE INC
		Direction:		Address:	3155 HIGHWAY 20 W. BOX 720
		Agency ID:	1-037356	City, State:	FREEPORT ,IL 61032
Owner Name:	NORTHERN ILLINOIS HARVESTORE INC	Contact:	JOSEPH R BORSODORF		
Owner Address:	3155 HIGHWAY 20 W, BOX 720	Phone:	(815) 235-9481		
City, State:	FREEPORT, IL 61032	Status:	CLOSED		

Tank ID:	<u>Tank Status</u>	Substance	Capacity	Tank Age (Yrs.)
1	Removed	Gasoline	10000	Not Reported

Map ID#:	2UN	Distance (mi):	0.00000	Name:	RIP TRACK TOOL HOUSE
		Direction:		Address:	NO ST ADDRESS PROVIDED
		Agency ID:	1-009529	City, State:	FREEPORT ,IL 61032
Owner Name:	CHICAGO CENTRAL & PACIFIC RR	Contact:	NO NAME		
Owner Address:	402 E 4TH ST	Phone:	(999) 999-9999		
City, State:	WATERLOO, IA 50704	Status:	ACTIVE		

Tank ID:	<u>Tank Status</u>	Substance	Capacity	Tank Age (Yrs.)
1	Currently in use	Gasoline	500	37
2	Currently in use	Gasoline	300	62

Environmental Glossary

Acid

A large class of substances having a pH less than seven. An acid waste is considered hazardous when the pH is 2.0 or less.

Acute Effect

An adverse effect on a human or animal body, with severe symptoms developing rapidly and coming quickly to a crisis.

Acute Exposure

A dose that is delivered to the body in a single event or in a short period of time.

Aerobic

Occurring in the presence of free oxygen.

Alkaline

A substance with a pH between 7 and 14. An alkaline waste is considered hazardous when its pH is 12.5 or greater.

Ambient

Existing conditions of air, water, and other media at a particular time.

Anaerobic

Occurring in the absence of oxygen.

Assessment

An analysis or examination.

Background Environmental Sample

Samples that are considered to contain no contaminants or known concentrations of contaminants.

Base

A substance which forms a salt when reacted with an acid. Bases have a pH of greater than seven.

Buffer Zone

An area of land which surrounds a hazardous waste facility and on which certain land uses and activities are restricted to protect the public health and safety and the environment from existing or potential hazards caused by the migration of hazardous waste (CH&SC Sec. 25110.3).

Carcinogen

A substance or agent capable of causing or producing cancer in mammals.

Caustics

A large class of substances which form solutions having a high pH.

Chronic Effect

An adverse effect on a human or animal body, with symptoms which develop slowly over a long period of time or which reoccur frequently.

Chronic Exposure

Low doses repeatedly received by the body over a long period of time.

Combustible

A term used by the NFPA, DOT, and others to classify certain liquids that will burn, on the basis of flash points. Both the NFPA and DOT generally define "combustible liquids" as having a flash point of 100° F or higher.

Concentration

The relative amount of a substance when combined or mixed with other substances.

Contingency Plan

A document setting out an organized, planned, and coordinated course of action to be followed in case of a fire or explosion or release of a hazardous waste from a TSD or a generator's facility that could threaten human health or the environment (RCRA).

Corrosive

As defined by DOT, a corrosive material is a liquid or solid that causes visible destruction or irreversible alterations in human skin tissue at the site of contact or in the case of leakage from its packaging a liquid that has a severe corrosion rate on steel. A solid or liquid which exhibits these characteristics can be regulated as hazardous waste.

Decomposition

Breakdown of material or substance (by heat, chemical reaction, electrolysis, decay, or other processes) into elements or simpler compounds.

Decontamination

The process of removing contaminants from individuals and equipment.

Deep Well Injection

Disposal of wastes by injecting them into a geological formation deep in the ground, sometimes after pretreatment to avoid solidification.

EPA ID Number

This unique number assigned by EPA to each generator, transporter, or TSD.

Effluent

Waste material, either treated or untreated, discharged into the environment.

Environmental Assessment

The measurement or prediction of the transport, dispersion, and final location of a hazardous substance when released into the environment.

Environmental Emergencies

Incidents involving the release (or potential release) of hazardous materials into the environment which require immediate remedial action.

Environmental Hazard

A condition capable of posing risk of exposure to air, water, soil, plants, or wildlife.

Exception Report

A report that generators who transport waste off-site must submit if they do not receive a properly completed copy of their manifest within 45 days of the date on which the initial transporter accepted the waste.

Generator

The person or facility who, by nature or ownership, management or control, is responsible for causing or allowing to be caused, the creation of hazardous waste.

Glovebag

A device used to remove a section of pipe insulation without isolating the entire space or room.

Groundwater Hydrology

The study of the movement of water below the earth's surface.

Hazard

A circumstance or condition that can cause harm. Hazards are often categorized into four groups: biological, chemical, physical, and radiation.

Hazard Classes

A series of nine descriptive terms that have been established by the UN Committee of Experts to categorize the hazardous nature of chemical, physical, and biological materials. These categories are: flammable liquids, explosives, gases, oxidizers, radioactive materials, corrosives, flammable solids, poisonous and infectious substances, and dangerous substances.

Hazardous Waste

Any material that is subject to the hazardous waste manifest requirements of the EPA specified in the CFR, Title 40, Part 262 or would be subject to these requirements in the absence of an interim authorization to a State under CFR, Title 40, Part 123, Subpart F.

Heavy Metals

Certain metallic elements having a high density and generally toxic, e.g., lead, silver, mercury, and arsenic.

Immediate Removal

Actions undertaken to prevent or mitigate immediate and significant risk of harm to human life or health or the environment. As set forth in the National Contingency Plan, these actions shall be terminated after \$1 million has been obligated or six months have elapsed from the date of initial response.

Incident

The release or potential release of a hazardous substance into the environment.

Inert

Exhibiting no chemical activity; totally unreactive.

Innocent Land Owner's Defense

The defense of a purchaser of real property that he or she exercised due diligence in having hazards assessed prior to purchase.

Interim Status

Allows owners and operators of TSDs that were in existence, or for which construction had commenced, prior to November 19, 1980 to continue to operate without a permit after this date pending final issuance from RCRA.

Joint and Several Liability

Under federal law each party that contributed to damages may be held liable for all damages, but each has the right to compel the others to contribute and indemnify.

Liability

Being subject to legal action for one's behavior.

MSDS Material Safety Data Sheet

Required by OSHA of owners to alert employees to hazards, their effect, and protective action.

Manifest

Form which indicates generator, quantity, and type of waste for each shipment of hazardous wastes disposed in off-site facilities.

National Contingency Plan

Policies and procedures that the Federal Government follows in implementing responses to incidents involving hazardous substances.

P Wastes

A federal waste list comprised of substances categorized as acutely hazardous.

Part A

The first part of a two part application that must be submitted by a TSD to receive a permit. It contains general facility information.

Part B

The second part of a two part application that must be submitted by a TSD to receive a permit. It contains highly technical and detailed information.

Planned Removal

The removal of released hazardous substances from the environment within a non-immediate, long term time period. Under CERCLA: Actions intended to minimize increases in exposure such that time and cost commitments are limited to six months and/or \$1 million.

Poison, Class A

A DOT term for extremely dangerous poisons, that is, poisonous gases or liquids of such nature that a very small amount of the gas, or vapor of the liquid, mixed with air is dangerous to life. Some examples: phosgene, cyanogen, and hydrocyanic acid.

Poison, Class B

A DOT term for liquid, solid, paste, or semisolid substances, other than Class A poisons, which are known to be toxic to man as to afford a hazard to health during transportation.

Pollutant

A substance or mixture which after release into the environment and upon exposure to any organisms will or may reasonably be anticipated to cause adverse effects in such organisms and their offspring.

Priority Pollutants

A list of chemicals selected from the list of toxic pollutants by the EPA as priority toxic pollutants for regulation under the Clean Water Act.

Remedial Actions

Responses to releases of hazardous substances on the NPL that are consistent with a permanent remedy which would prevent or mitigate the migration of materials into the environment.

Risk

The probability that an unwanted event will occur.

Second Responders

Those personnel required to assist or relieve first responders at a hazardous material incident due to their specialized knowledge, equipment, or experience. These include State environmental protection or health officials, commercial response, cleanup companies, and appropriate industry representatives.

Strict Liability

Holds a party responsible for damages irrespective of the amount of care taken in handling a hazardous substance.

Subtitle C

The part of RCRA which pertains to the management of hazardous waste.

Subtitle I

The part of RCRA which pertains to the storage of petroleum products and hazardous substances, other than wastes, in USTs.

Superfund

See CERCLA.

Synergetic

The action of two materials together which is greater in effect than the sum of the individuals actions.

TIGER Files

The US Census Bureau's TIGER files provide a nationwide computerized map with address range information.

Tort

A legal wrong, sometimes referred to as negligence.

Toxicity

The ability of a substance to produce injury by non-mechanical means once it reaches a susceptible site in or on the body.

U Wastes

A federal list of hazardous wastes which consists of substances deemed to be hazardous for hazards other than acute hazards.

Acronyms and Abbreviations

-AIRS	Aerometric Information Retrieval System
-AST	Aboveground Storage Tank
-ASTM	American Society for Testing and Materials
-BLM	Bureau of Land Management
-BNA	Bureau of National Affairs
-CAA	Clean Air Act
-CDC	Centers for Disease Control
-CERCLA	Comprehensive Environmental Response, Compensation, and Liability Act of 1980
-CERCLIS	CERCLA Information System
-CICIS	Chemicals in Commerce Information System
-COE	U.S. Army Corps of Engineers
-CWA	Clean Water Act
-DDT	Dichloro-diphenyl-dichloroethane
-DOC	Department of Commerce
-DOCKET	Enforcement Docket System--Office of Enforcement and Compliance Monitoring
-DOE	Department of Energy
-DOT	Department of Transportation
-EPA	Environmental Protection Agency
-ERCS	Emergency Response Cleanup Services
-ERNS	Emergency Response Notification System
-ESA	Environmental Site Assessment
-FIFRA	Federal Insecticide, Fungicide, and Rodenticide Act
-FINDS	Facility Index System
-FOIA	Freedom of Information Act
-FWPCA	Federal Water Pollution Control Act
-HHS	Department of Health and Human Services
-HSWA	Hazardous and Solid Waste Amendments of 1984
-HUD	Department of Housing and Urban Development
-LUST	Leaking Underground Storage Tank
-MSDS	Material Safety Data Sheet
-NEPA	National Environment Policy Act
-NESHAP	National Emission Standards for Hazardous Air Pollutants
-NFRAP	No Further Remedial Action Planned (Delisted CERCLA Site)
-NOI	Notice of Intent
-NOV	Notice of Violation
-NPDES	National Pollution Discharge Elimination System
-NPL	National Priorities List
-NRC	Nuclear Regulatory Commission
-NRIS	Nuclear Regulatory Information System
-OSHA	Occupational Safety and Health Administration
-PADS	PCB Activity Database System

Acronyms and Abbreviations

-PCB	Polychlorinated Biphenyls
-POTW	Publicly-Owned Treatment Works
-PPM	Parts Per Million
-PRP	Potentially Responsible Parties
-RAATS	RCRA Administrative Action Tracking System
-RCRA	Resource Conservation and Recovery Act of 1976
-RCRIS	Resource Conservation and Recovery Information System
-RFA	RCRA Facility Assessment
-RFI	RCRA Facility Investigation
-RI	Remedial Investigation (CERCLA)
-SARA	Superfund Amendments and Reauthorization Act of 1986
-SCS	Soil Conservation Service
-SDWA	Safe Drinking Water Act
-SETS	Superfund Enforcement Tracking System
-SSTS	Section Seven Tracking System
-SWF/LF	Solid Waste Facilities / Landfills
-TIGER	Topologically Integrated Geographic Encoding and Referencing System
-TRI	Toxic Release Inventory
-TSCA	Toxic Substances Control Act
-TSD	Treatment, Storage, or Disposal Facility
-USDA	U.S. Department of Agriculture
-USGS	U.S. Geological Survey
-UST	Underground Storage Tank
-WWTP	Wastewater Treatment Plant

Quentin H. Davis, P.E.
Hans A. Anderson, P.E.
R. Todd Weegens, P.E.
Mick W. Gronewold, P.E.

660 W. Stephenson St.
Freeport, Illinois 61032
815/235-7643
FAX 815/235-4632



**FEHR-GRAHAM
& ASSOCIATES**
Engineering and Science
Consultants

February 15, 2002

Illinois State Fire Marshal
Attn: Public Information
1035 Stevenson Drive
Springfield, IL 62713

Attn: Cathy Bormida

Re: FOIA (Freedom of Information Act) Request
CMC Heartland
Property from the Northern right-of-way of Stephenson Street,
North to the City Corporate Limit; and from Henderson Road to
the East Bank of the Pecatonica River, excluding that portion
owned by Patterson Lumber Company, in Freeport, Illinois

Dear Cathy:

Pursuant to the Freedom of Information Act, Public Act 83-1013, Fehr-Graham & Associates would like to request the following information for the above referenced site: Tank Registration Forms, Registration Up-dates, Tank Removal Permit Applications, Tank Removal Permits, and any additional information related to underground storage tanks located at this site.

Enclosed is a check in the amount of \$5.00 for the site information requested. Attached is a site location map to aid you in your search. If I can supplement this with any additional information that may help speed this search, please do not hesitate to contact me. Thank you for your cooperation in this matter.

Sincerely,

Christopher L. Posey
Environmental Specialist

CLP:dj

I:\Documents\SEC 1999\39186\L39186a07-FOIA.doc

Attachment

Quentin H. Davis, P.E.
Hans A. Anderson, P.E.
R. Todd Weegens, P.E.
Mick W. Gronewold, P.E.

660 W. Stephenson St.
Freeport, Illinois 61032
815/235-7643
FAX 815/235-4632



**FEHR-GRAHAM
& ASSOCIATES**
Engineering and Science
Consultants

February 15, 2002

Freeport Fire Department
230 West Stephenson Street
Freeport, IL 61032

Attn: Fire Chief

Re: FOIA (Freedom of Information Act) Request
CMC Heartland
Property from the Northern right-of-way of Stephenson Street,
North to the City Corporate Limit; and from Henderson Road to
the East Bank of the Pecatonica River, excluding that portion
owned by Patterson Lumber Company, in Freeport, Illinois

Dear Sir/Madam:

Fehr-Graham & Associates would like to request access to all files and information pertaining to the above referenced facility. Specifically, we would like to request details pertaining to any environmental complaints, health hazards, chemical spills, storage tank information, or fire related incidents that may be on file for the above referenced location. In addition, we would appreciate copies of any site drawings you may have on file.

Attached is a site location map to aid you in your search. If you have any questions regarding this request, please do not hesitate to contact me at this office.

Sincerely,

Christopher L. Posey
Environmental Specialist

CLP:dj

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**FEHR-GRAHAM
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Engineering and Science
Consultants

February 15, 2002

Illinois Department of Public Health
4302 North Main Street
Rockford, IL 61103

Re: FOIA (Freedom of Information Act) Request
CMC Heartland
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North to the City Corporate Limit; and from Henderson Road to
the East Bank of the Pecatonica River, excluding that portion
owned by Patterson Lumber Company, in Freeport, Illinois

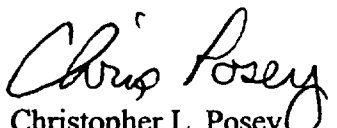
Dear Sir/Madam:

Pursuant to the Freedom of Information Act, Public Act 83-1013, Fehr-Graham & Associates would like to request access to all files and information pertaining to the above referenced facility.

Fehr-Graham & Associates would like information pertaining to any environmental complaint or health hazard that may be on file for the above referenced location. We are also requesting any information that may be on file in regards to septic systems installations and locations.

Attached is a site location map to aid you in your search. If you have any questions regarding this request, please do not hesitate to contact me at the above office.

Sincerely,


Christopher L. Posey
Environmental Specialist

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**FEHR-GRAHAM
& ASSOCIATES**
Engineering and Science
Consultants

February 15, 2002

Stephenson County Health Department
10 West Linden Street
Freeport, IL 61032

Re: FOIA (Freedom of Information Act) Request
CMC Heartland
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North to the City Corporate Limit; and from Henderson Road to
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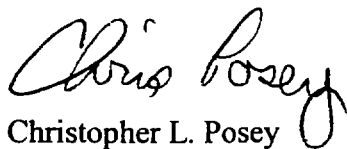
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Fehr-Graham & Associates would like information pertaining to any environmental complaint or health hazard that may be on file for the above referenced location. We are also requesting any information that may be on file in regards to septic systems installations and locations.

Attached is a site location map to aid you in your search. If you have any questions regarding this request, please do not hesitate to contact me at the above office.

Sincerely,



Christopher L. Posey
Environmental Specialist

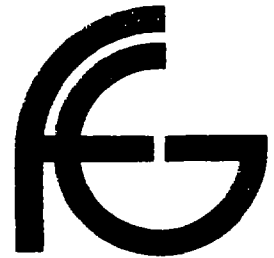
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**FEHR-GRAHAM
& ASSOCIATES**
Engineering and Science
Consultants

February 15, 2002

Mr. Scott Stogsdill
NICOR
1884 Ferry Road
Naperville, IL 60563-9600

Re: FOIA (Freedom of Information Act) Request
CMC Heartland
Property from the Northern right-of-way of Stephenson Street,
North to the City Corporate Limit; and from Henderson Road to
the East Bank of the Pecatonica River, excluding that portion
owned by Patterson Lumber Company, in Freeport, Illinois

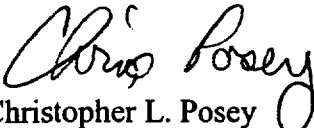
Dear Mr. Stogsdill:

Per requirements set forth by Senate Bill 42 on Environmental Site Assessments, Fehr-Graham & Associates is hereby requesting, that NICOR provide the size and location of the gas main (if known) adjacent to the perimeter of the subject property. Additionally, if there have been any incidents involving a release of natural gas from the aforementioned main, please provide said information/documents.

I have enclosed a site location map to assist with your record search.

Thank you for your assistance in this matter. If you have any questions, please feel free to contact our office.

Sincerely,


Christopher L. Posey
Environmental Specialist

CLP:dj
I:\Documents\SEC 1999\39186\39186a07-FOIA.doc
Attachment

July 11, 2001

Fehr-Graham & Associates
660 W. Stephenson St.
Freeport, IL 61032

Subject: ComEd Transformers Serving

Pursuant to your recent request of our Environmental Services Department please find below a response to your question concerning transformers servicing the subject address.

The distribution transformers such as those mentioned above are purchased by ComEd from the manufacturer as totally enclosed and sealed oil filled units. Typically, such transformers are not equipped with oil drain ports for obtaining an oil sample for testing purposes. However, ComEd can obtain an oil sample from these transformers, but a fee must be charged since obtaining the sample requires an outage and partial disassembly of the unit. The minimum charge is approximately \$230 for each unit.

The vast majority of distribution transformers such as those servicing the above location are mineral or silicon oil filled and do not contain PCBs. This is verified by ongoing testing of similar transformers that have taken out of service. In addition all distribution transformers purchased by ComEd since the mid 1980's are labeled (blue sticker) as non-PCB by the manufacturer. ComEd does not have a regulatory requirement to test the oil for PCB content, hence any transformer whose oil is untested is assumed to be PCB contaminated until proven otherwise.

I should also point out that ComEd is responsible for the operation and maintenance of our distribution transformers. Since the transformers are owned by ComEd, and since by necessity only ComEd is allowed access to the equipment, any failure of the equipment resulting in the release of oil from the transformer into the

July 11, 2001

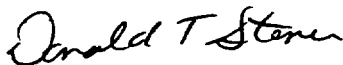
Page 2

environment is ComEd's responsibility including remediation to compliance of applicable environmental regulations. These regulations require ComEd to report spills/releases and commence and complete remediation of the affects of spilled oil.

ComEd has in place spill reporting procedures, and internal and external (contractor) capability to remediate spills. Waste debris resulting from spilled oil is considered by ComEd to be generated as waste by ComEd and not by our customer. Spill reporting and spill remediation is handled/coordinated by ComEd's Environmental Services Department.

If you have any questions do not hesitate to contact me at 630-576-6726.

Sincerely,

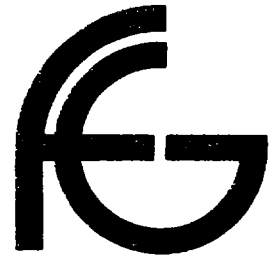


Donald T. Stover
Field Specialist
Environmental Services Department

DTS:bg/FGApcb2.doc

Quentin H. Davis, P.E.
Hans A. Anderson, P.E.
R. Todd Weegens, P.E.
Mick W. Gronewold, P.E.

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**FEHR-GRAHAM
& ASSOCIATES**
Engineering and Science
Consultants

February 15, 2002

City of Freeport Water & Sewer Commission
230 West Stephenson Street
Freeport, IL 61032

Attn: FOIA Officer

Re: FOIA (Freedom of Information Act) Request
CMC Heartland
Property from the Northern right-of-way of Stephenson Street,
North to the City Corporate Limit; and from Henderson Road to
the East Bank of the Pecatonica River, excluding that portion
owned by Patterson Lumber Company, in Freeport, Illinois

Dear Sir/Madam:

Pursuant to the Freedom of Information Act, Public Act 83-1013, Fehr-Graham & Associates would like to request access to all files and information pertaining to the above referenced facility.

Fehr-Graham & Associates would like information pertaining to any environmental complaint or health hazard that may be on file for the above referenced location.

Attached is a site location map to aid you in your search. If you have any questions regarding this request, please do not hesitate to contact me at the above office.

Sincerely,

Christopher L. Posey
Environmental Specialist

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**FEHR-GRAHAM
& ASSOCIATES**
Engineering and Science
Consultants

February 15, 2002

Office of Chief Counsel RCC-10
Federal Railroad Administration
400 7th Street Southwest
Washington, DC 20590

Attn: FOIA Officer

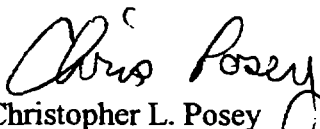
RE: FOIA Request for Southeast ¼ of Section 30, Township 27 North, Range 8 East

Dear Sir/Madam:

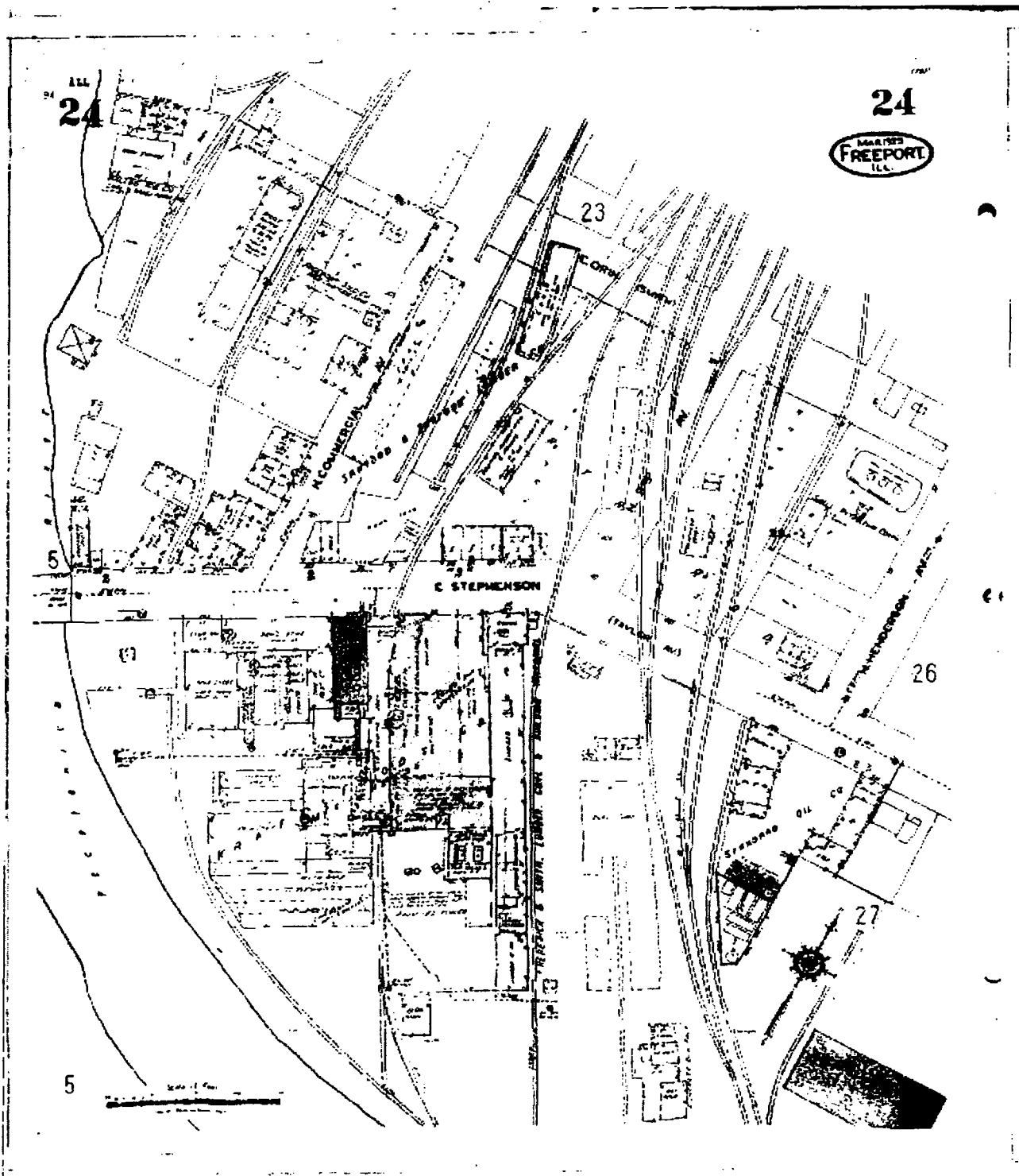
Pursuant to the Freedom of Information Act, Public Act 83-1012, Fehr-Graham & Associates is conducting an Environmental Property Assessment and would like to request access to all files and information that may impact our study area. Specifically we would like to obtain information pertaining to derailments, chemical spills and any other information that may have an impact on the environmental conditions in the subject area.

The section of track in question is operated by Chicago, Milwaukee, St. Paul and Pacific which is shown in the attached map.

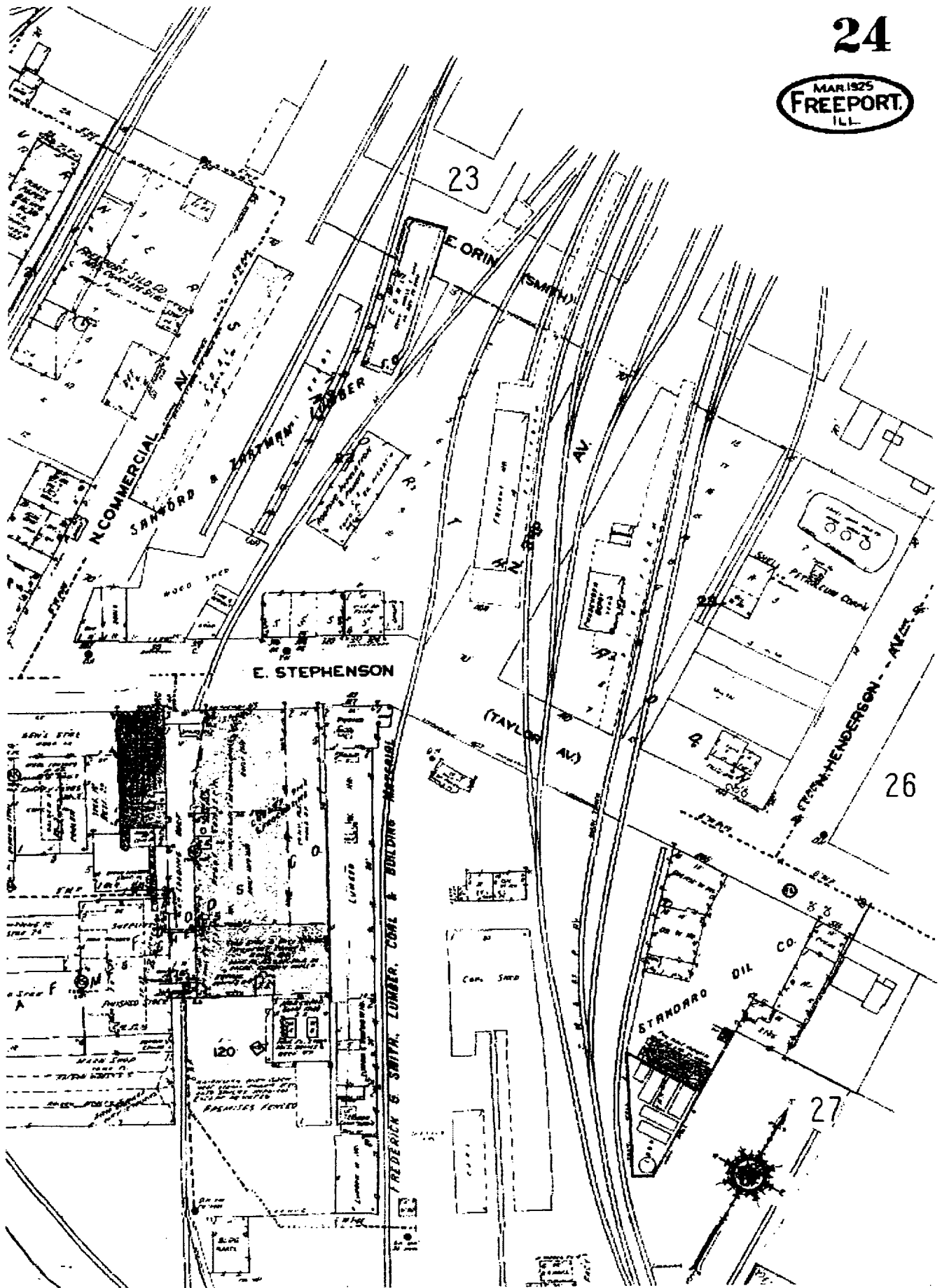
If I can supplement you with any additional information that may help speed this research, please do not hesitate to call. Thank you for your cooperation.

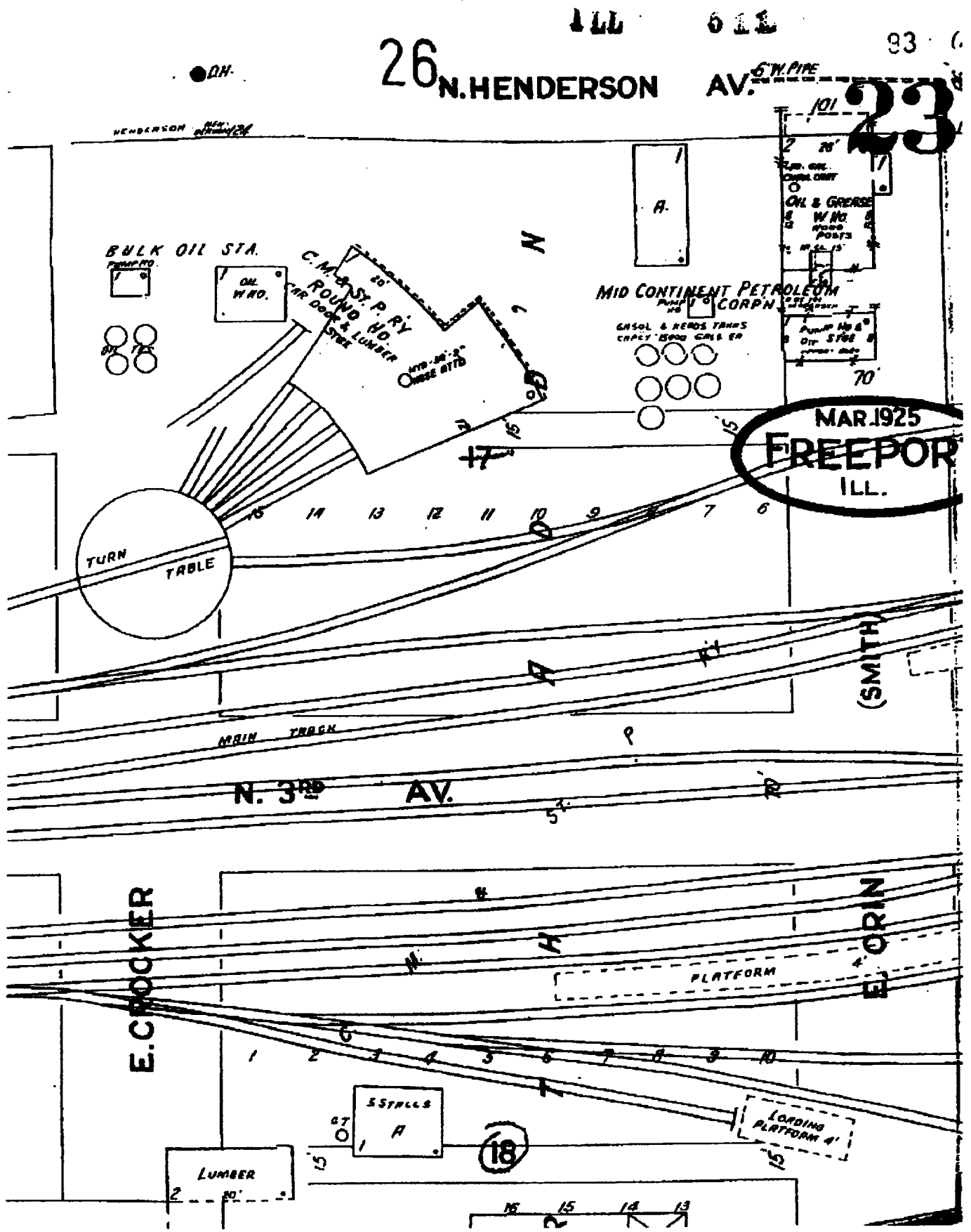

Christopher L. Posey
Environmental Specialist

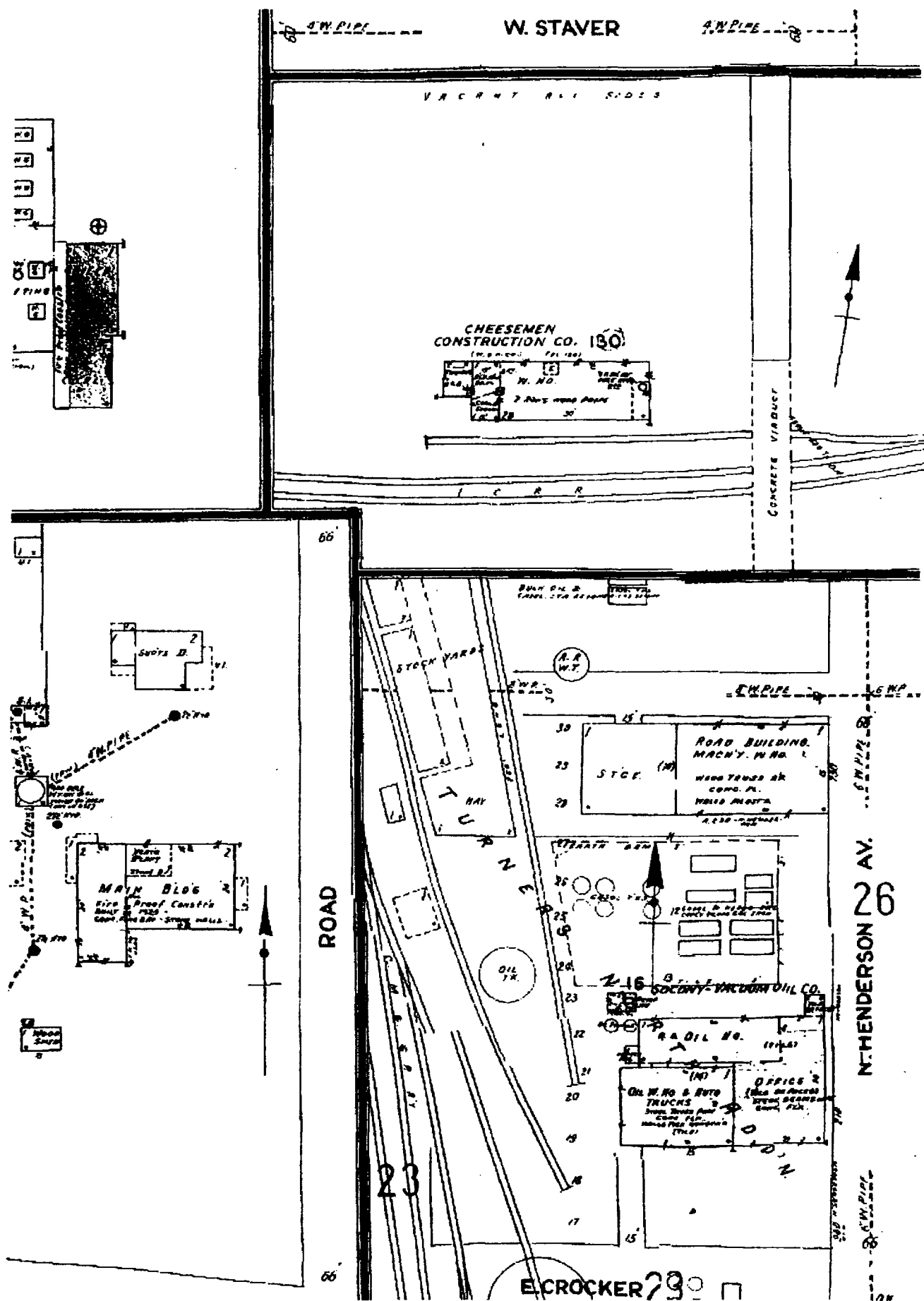
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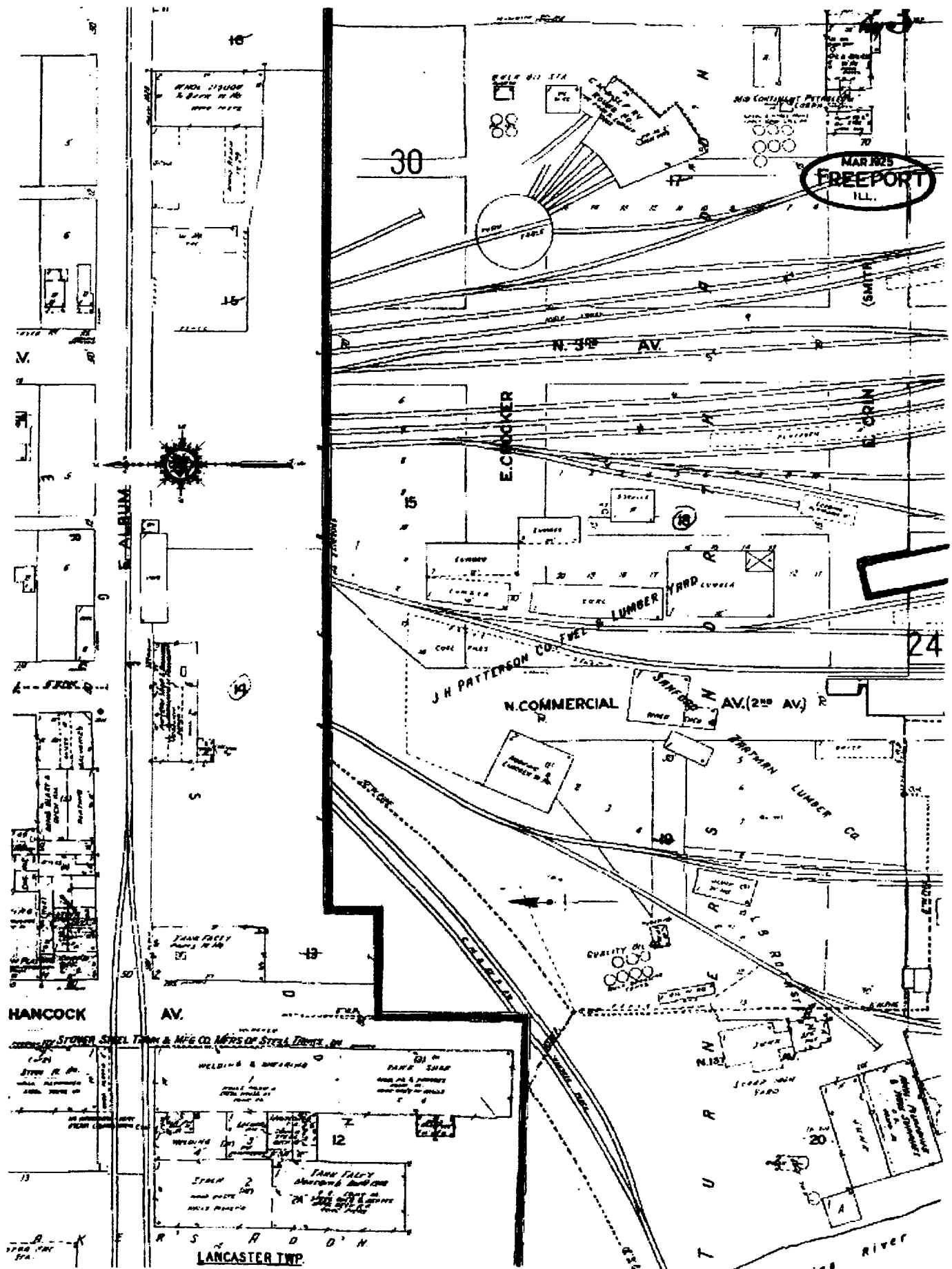


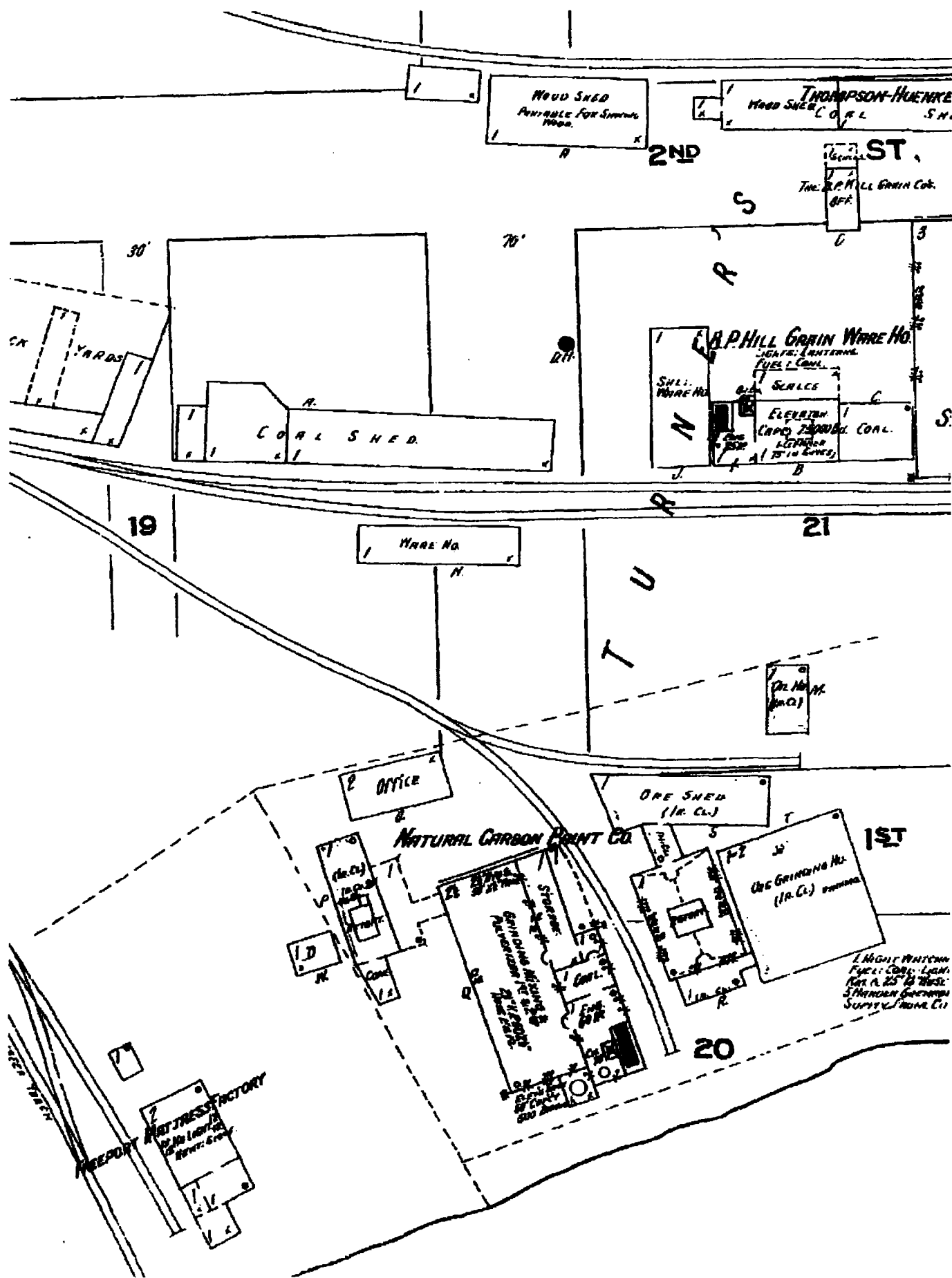
24













1.) Looking west at the steel building in the northernmost portion of the property along Henderson Road.



2.) Central portion of the property along Henderson Road, showing remnants of buildings.



3.) Abandoned Service Station on the northwest corner of Stephenson St. and Henderson Road.



4.) Vent pipes seen attached to the side of the abandoned service station.



5.) Abandoned building north of the abandoned service station.



6.) Small, abandoned structure near the center of the southernmost portion of the property, west of the abandoned service station.



7.) Westernmost portion of the property.



8.) Building complex adjacent to the westernmost portion of the property.



9.) Abandoned service station-adjacent property to the east.



10.) Active gas station - adjacent property to the south.



11.) Bennett & Hoefer - adjacent property to the southwest



12.) Heine Plastics - adjacent property to the east.



13.) ABC Supply Warehouses - adjacent property to the east of the northernmost portion of the property.



14.) Abandoned building on the property along Henderson Road that is not included in the assessment. This property is bounded by the subject property on the north, south and west sides.



15.) Former location of Patterson Lumber Company, adjacent property between the eastern and western portions of the property.